

APPENDIX 1 Town of Rockland Zoning Law – Schedule of District Regulations

(For district purposes, see §185-8.1.) (Any use not listed is prohibited.)

District	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
Rural Conservation District (RC)	<p>Agricultural activities</p> <p>Bed and breakfasts</p> <p>Cemeteries</p> <p>Essential services</p> <p>Forestry activities (not including sawmills)</p> <p>Hunting and fishing clubs</p> <p>Nurseries</p> <p>Outdoor recreation</p> <p>Parks (public and private)</p> <p>One- and two-family dwellings</p> <p>Stables (commercial)</p>	<p>Campgrounds and RV parks</p> <p>Golf courses</p> <p>Inns (< 10 sleeping units)</p> <p>Light Manufacturing</p> <p>Major impact uses</p> <p>Mining and excavation uses</p> <p>Mobile home parks</p> <p>Multi-family dwellings</p> <p>Museums</p> <p>Religious institutions</p> <p>Retail sales, small and specialty</p> <p>Sawmills</p> <p>Solar collection systems, commercial</p> <p>Telecommunication facilities</p> <p>Veterinary uses, Animal Hospitals, Shelters and Kennels</p>	<p>Home-based businesses</p> <p>Parking area</p> <p>Private garages</p> <p>Private stables</p> <p>Signs (complying with §185-30.2.)</p> <p>Solar collection</p> <p>Systems, minor</p> <p>Storage shed</p> <p>Other activities or structures</p> <p>customarily accessory to permitted principal or special use</p>	<p>Minimum lot area: 2 acres</p> <p>Min. average lot width: 200 feet</p> <p>Minimum yards</p> <p>Front: 25 feet</p> <p>Side: 25 feet</p> <p>Rear: 50 feet</p> <p>Maximum building height: 35 feet</p> <p>Maximum lot coverage: 40%</p>
Low Density Residential (R1)	<p>Agricultural activities</p> <p>Bed and breakfasts</p> <p>Essential services</p> <p>Forestry activities</p> <p>Golf courses</p> <p>Nurseries</p> <p>Parks (public and private)</p> <p>One- and two-family dwellings</p>	<p>Cemeteries</p> <p>Child care</p> <p>Community center</p> <p>Forestry activities (not including sawmills)</p> <p>Funeral homes</p> <p>Health facilities</p> <p>generating less than 250 trip-ends daily</p>	<p>Garages</p> <p>Home-based businesses</p> <p>Parking areas</p> <p>Private stables</p> <p>Signs (complying with §185 30.2.)</p> <p>Solar collection systems, minor</p>	<p>Minimum lot area: 1 acre</p> <p>Minimum average lot width: 100'</p> <p>Minimum yards</p> <p>Front: 20 feet</p> <p>Side: 25 feet</p> <p>Rear: 40 feet</p> <p>Maximum building height: 30 feet</p>

		<p>Indoor recreation Outdoor recreation Religious institutions Retail sales, small and specialty Solar collection systems, commercial</p>	<p>Storage shed Other activities or structures customarily accessory to permitted principal or special uses.</p>	<p>Maximum lot coverage: 50%</p>
<p>Moderate to High Density Residential (R2)</p>	<p>Agricultural activities Bed and breakfasts Essential services Forestry activities (not including sawmills) Parks (non-commercial) One- and two-family dwellings</p>	<p>Cemeteries Religious institutions Child care Community centers Funeral homes Health facilities generating less than 250 trip-ends daily Hotels/ motels Multi-family dwellings Nurseries Retail sales, small and specialty Solar collection systems, commercial Telecommunication facilities</p>	<p>Home-based businesses Parking areas Private garages Signs (complying with §185-30.2.) Solar collection systems, minor Storage sheds Other activities or structures customarily accessory to permitted principal or special uses.</p>	<p>Minimum lot area: 0.25 acres Minimum average lot width: 75' Minimum yards: Front: 20 feet Side: 15 feet Rear: 30 feet Maximum building height: 35 feet Maximum lot coverage: 60%</p>
<p>NB Neighborhood Business</p>	<p>Agricultural activities Bed and breakfasts Business/ professional office Catering services Cemeteries Essential services Forestry activities (not including sawmills) Funeral homes Gift & antique sales outlet Golf courses Garage sales</p>	<p>Auto-related uses Food processing under 5000 sq. ft. Convenience stores Health facilities Hotel/ motel ≤16 sleeping units) Lumberyards and home improvement centers Major impact uses Mini-storage uses Parks (public and private)</p>	<p>Home-based businesses Parking areas Private garages Signs (complying with 185-30.2.) Solar collection systems, minor Storage sheds Other activities or structures</p>	<p>Minimum lot area: 10,000 sq. ft. Minimum average lot width: 75 feet Minimum yards: Front: 30 feet Side: 20 feet Rear: 30 feet Maximum building height: 35 feet Maximum lot coverage: 60%</p>

	<p>Multi-family dwellings Repair services Single and two family dwellings Outdoor sales Studio activities Teaching facilities</p>	<p>Public utilities Restaurants Retail sales, large, small, and specialty Retail services Taverns Solar collection systems, commercial Warehouses Veterinary offices; animal hospitals, shelters and kennels</p>	<p>customarily accessory to permitted principal or special uses.</p>	
<p>GB General Business</p>	<p>Agricultural activities Beauty parlors Business & professional offices Cemeteries Religious institutions Child care centers Community centers Essential services Forestry activities (not including sawmills) Convenience stores Health facilities Multi-family dwellings Museums Nurseries Parks Public and semi-public uses Indoor and outdoor recreation Restaurants Retail services Single and two family dwellings</p>	<p>Agricultural processing activities Auto-related uses Banks Bowling alleys Drive-in or fast-food establishment Health facilities Hotel/motels Light manufacturing Lumberyards and Home improvement centers Major impact principal uses Mini-storage uses Petroleum distributors Places of assembly Retail sales, large, small, and specialty Sawmills Solar collection systems, commercial Taverns Theaters</p>	<p>Garages Home-based businesses Parking areas Private stable Signs (complying with 185-30.2.) Solar collection systems, minor Storage sheds Other activities or structures customarily accessory to permitted principal or special uses.</p>	<p>Minimum lot area: None Minimum average lot width: 30 feet Minimum yards: Front: 10 feet Side: 5 feet Rear: None Maximum building height: 40 feet Maximum lot coverage: 90%</p>

		Warehouses Wholesale uses		
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