

Town of New Lebanon, NY
Zoning Re-Write Committee
Proposed Changes to Definitions

Italicized = new content

Strikethrough = deleted content

Agritourism

. . . Agritourism Activities may be conducted in an accessory building or structure and include, but are not limited to, on-farm or –hobby farm bed-and breakfasts, farm stay programs, u-pick operations, and pumpkin patches and on-farm breweries.

Automobile Racing Facility

. . . For the purposes of this chapter, this use shall not include the racing of vehicles, such as, but not limited to, dirt bikes, snowmobiles, jet cars, trucks and fire trucks.

Bed-and-Breakfast

An owner- or operator-occupied dwelling used for renting accommodations to transient fee-paying guests and providing not more than one or two meals to guests only.

Note to ZRC Members – why wouldn't this definition encompass Air B&B's??

Bowling Ally

A recreational business that accommodates bowling in which food and beverages may be provided as an accessory use. Such a use serving food and alcoholic beverages would constitute different uses.

Building Height

The vertical distance measured from the mean elevation of the proposed finished grade at the front entrance of the building to the maximum point structural ridge of the roof. for flat roofs, to the declline of the mansard roofs and to the medium (sic) height between eaves and ridge for gable, hip or gambrel roofs.

Church Place of Worship

Same definition (note: this conforms to the Use Table)

Commercial Trades Operation

Pending draft from Jesse; a new use .

Convenience Store

Retain first sentence as definition; move second sentence to appropriate place in regulation proper.

Coverage

That percentage of the plot or lot area covered by the building area, including accessory structures.

Family

One or more persons, related by blood, marriage or adoption, including foster children, who are living together and maintaining a common household. , or up to five persons who are not so related who are living together and maintaining a common household.

Farmstand

A roadside structure used seasonally for the sale of farm produce and agricultural products produced on premises and which produce/products are immediately accessible to customers without having to enter a structure.

Garage Sale

Remove those parts of the definition limiting duration to two consecutive weekends and frequency to no more than once per six months into the regulation.

Grocery Store

Needs entry in Use Table

Home Occupation 1

Home Occupation 2 & 3

These definitions were addressed in the proposal that the TB just approved.

Horse Farm

Delete definition. This content included in Horse Boarding Operation. Needs entry in Use Table

Hotel

We discussed deleting this and incorporating into Motel/Hotel, but the M/H definition is exclusively "motel" oriented. Suggest leaving Hotel and putting in Use Table

Industrial, Light

Remove various contractor/artisan examples and move into a new definition (and Use) for Commercial Trades. Pending draft by Jesse

Junk Vehicle

Remove from (1) "if it is a vehicle (such as a trailer) originally designed to be towed or drawn from behind an internally powered vehicle

Note: Suggest leaving this here but add the trailer part to "motor vehicle????"

Land Use Activity

Add "ponds" to list of examples

Motel/Hotel (see comments on Hotel) change Use Table

Leave as is except: "transient automobile travelers

Motor Vehicle

Add to definition: Vehicles, such as a trailer, that are designed to be towed or drawn from behind an internally powered vehicle and that are subject to registration are included in this definition.

Personal Service

Add to the definition: such as a beautician, barber, tailor or massage therapist. In Use table, delete cleaner and add massage therapist.

Ravine

Add to definition: or any other natural effect.

Research

Substitute include for includes.

Restaurant (No Drive Through)

Any structure having as a principal use the preparation and dispensing of foods and beverages for consumption on the premises, or elsewhere (takeout), whether food is served upon order or taken by self-service and where there are no facilities for drive-through service.

Restaurant (With Drive Through)

Change last phrase: and where ordering and pickup of food may take place from an automobile outside the building.

Retail Use

Correct typo – stationery

Seasonal Camp

Stet definition but establish a timeframe within the code