

VILLAGE OF SPECULATOR LAND USE CODE  
 ZONING SCHEDULE (Part IV, Attachment 1)

ZONING DISTRICT	STANDARD USES PERMITTED UPON AUTHORIZATION OF ENFORCEMENT OFFICER AND ISSUANCE OF PERMIT	CONDITIONAL USES PERMITTED UPON AUTHORIZATION OF PLANNING BOARD AND ISSUANCE OF PERMIT	MINIMUM LOT		MAXIMUM LOT COVERAGE (IN PERCENT)	MAXIMUM BUILDING HEIGHT (IN FEET)	MINIMUM LOT DIMENSIONS (SETBACK IN FEET)				
			AREA (IN SQ. FT.)	WIDTH (IN FEET)			FRONT ROAD R.O.W./ SHORELINE	ONE	BOTH	REAR	
RA RESIDENTIAL VILLAGE	One-Family Dwelling	Public, semi-private facility, Institution	30,000-1.*	100	25	38	25/50	15	30	25	
		Open space recreation	40,000	150	25	38	50/50	50	100	50	
		Home Occupation	---	---	10	32	25/50	25	50	50	
		Business, professional office	---	75	25	38	25/50	15	30	25	
		Public, private utility	10,000	---	.	.	.	.	.	.	.
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RB RESIDENTIAL VILLAGE	One-Family Dwelling Two-Family Dwelling	Public, semi-private facility, Institution	30,000-2.*	100	25	38	25/50	15	30	25	
		Open space recreation	30,000-3. 40,000	125	25	38	25/50	15	30	25	
		Home Occupation	---	150	25	38	50/50	50	100	50	
		Three-, four0family dwelling by Conversion of existing structure	---	---	10	32	50/50	50	100	50	
		Existing warehouse, storage, Building materials; fuel supply	---	---	.	.	.	.	.	.	
		Business, professional office	30,000-3.	125	25	38	25/50	20	40	35	
		Public, private utility	---	---	25	32	25/50	25	50	50	
		---	---	100	25	38	25/50	15	30	25	
RM RESIDENTIAL MOBILE HOME	One-family dwelling Mobile home	Home occupation	10,000-1.	75	25	38	25/50	15	30	25	
		Mobile home park	10,000-1.	75	25	38	25/50	15	30	25	
		Public, private utility	3 acres	200	.	.	.	.	.	.	
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CB COMMERCIAL BUSINESS	Existing Dwelling	New one family dwelling	10,000-1. 20,000	75 100	25 25	38 38	25/50 25/50	Vari- able	Vari- able	Vari- able
		Tourist accommodation	20,000	100	25	38	25/50			
		Eating, drinking establishment	20,000	75	25	38	25/50			
		Retail, personal service trade	10,000	75	25	38	25/50			
		Business, professional office	10,000	75	25	38	25/50			
		Bank, financial institution	10,000							
		Public, semi-public facility, Institution	30,000	125 ---	25 .	38 .	50/50 .			
		Home occupation	---	100	25	38	25/50			
		Mixed residential/commercial	20,000-2. 30,000	125	30	38	25/50			
		Gasoline station; Service station								
		Commercial recreation; tourist Attraction	2 acres ---	200 ---	20 .	20 .	25/50 .			
		Public, private utility	---							
		RV – 1 RESIDENTIAL VILLAGE	One-family dwelling Existing tourist accommodation Open space recreation		40,000	150	20			
	40,000			150	20	38	25/50	25	50	50
Home occupation	---			---	10	32	25/50	25	50	50
Public, private utility	---			---	.	.	.	.	.	.
RV – 2 RESIDENTIAL VILLAGE	One-family dwelling Forest practices Open space recreation		80,000	200	15	38	35/50	25	50	50
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		Home Occupation	---	---	10	32	35/50	25	50	50
		Public, private utility	---	---	.	.	.	.	.	.
RR RESIDENTIAL RESORT	One- family dwelling Forest practices Open space recreation Home occupation		30,000*	100	15	38	35/75	25	50	50
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			---	---	10	32	35/75	25	50	50
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		Tourist accommodation	3 acres	300	20	38	35/75	25	50	50
		Resort lodge; club	5 acres	300	20	38	35/75	25	50	50
		Commercial recreation	3 acres	200	20	38	35/75	25	50	50
		Recreational campsite	5 acres	300	.	.	.	.	.	.
		Public, private utility Commercial recreation	---	---	.	.	.	.	.	.
RC RESIDENTIAL COUNTRYSIDE	One-family dwelling Forest practices Open space recreation Fishing, hunting camp, club		5 acres	300	10	38	75/75	25	50	50
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			---	---	10	32	75/75	25	50	50
			10 acres	---	5	38	75/75	50	100	50
		Organized group camp; Resort lodge, club	10 acres	300	10	38	75/75	50	100	50
		Home occupation	---	---	.	.	.	.	.	.
		Recreational campsite	10 acres	300	.	.	.	.	.	.
		Public, private utility Commercial recreation	---	---	.	.	.	.	.	.

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OS OPEN SPACE	One-family dwelling		20 acres	---	5	38	75/100	50	100	100
	Forest practices		---	---	.	.	.	.	.	.
	Open space recreation		---	---	5	32	75/100	50	100	100
	Fishing, hunting camp, club		30 acres	---	5	38	75/100	50	100	100
	Commercial excavation		---	---	---	38	75/100	100	200	100
	Public, private utility		---	---	.	.	.	.	.	.
	Commercial recreation									
FM FOREST MANAGEMENT	Forest practices		---	---	.	.	.	.	.	.
	Open space recreation		---	---	5	32	75/100	50	100	100
	Fishing, hunting camp, club		45 acres	---	5	38	75/100	50	100	100
	Commercial excavation		---	---	---	38	75/100	100	200	100
	Public, private utility		---	---	.	.	.	.	.	.
	Commercial recreation									
LP LAND PRESERVATION (Overlay)		Uses otherwise permitted in the underlying district after review by the Planning Board according to the process and the applicable flood Hazard Area considerations as set forth in Parts III and IV of this Code and in accord with those regulations applicable in the underlying zoning district.								
SL STATE LANDS		Those uses permitted under the Constitution and applicable laws of the State of New York.								
PD PLANNED DEVELOPMENT		Uses with a demonstrated need and which are deemed appropriate by the Planning board and Village Boards; the creation and development of which are made in accord with the requirements of these Regulations, the density guidelines for the subject area, and the approval of the Adirondack Park Agency, where required; in one or a combination of the following districts: P-R Planned Residential P-Rec Planned Recreational P-C Planned Commercial P-I Planned Industrial								

Notes:

1. (With public water and sewer 10,000 sq. ft.) (With public water or sewer 20,000 sq. ft.) (Without public water or sewer 40,000 sq. ft.)
2. (With public water and sewer 20,000 sq. ft.) (With public water or sewer 40,000 sq. ft.) (Without public water or sewer 60,000 sq. ft.)
3. (With public water and sewer 30,000 sq. ft.) (With public water or sewer 60,000 sq. ft.) (Without public water or sewer 80,000 sq. ft.)

\* Minimum required on subdivision of undeveloped land.  
 --- Standard Does Not Apply – All Other Requirements of these Regulations Are Applicable  
 . Standards As Set Forth for these Uses In Section 16 Apply  
 Conditional use Standards of Section 16 Apply in Addition to the Requirements Stated Here For All Conditional Uses.