

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Thompson

Local Law No. 04 of the year 2016

A local law amending the Schedule of District Regulations for Highway Commercial-1 and Highway Commercial-2 contained in Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Schedule 250 Attachment 4:3 (Highway Commercial-1 District) Schedule of District Regulations and Schedule 250 Attachment 5:3 (Highway Commercial-2 District) Schedule of District Regulations are amended as follows and as reflected on Schedule "A" attached hereto and incorporated herein.

Uses Subject to Site Plan Review and Special Use Permit:

"Animal hospitals and kennels" will be amended to read "Animal kennels". The lot areas, density and building height will remain unchanged.

"Animal hospitals" will be added as a separate Use Subject to Site Plan Review and Special Use Permit as follows:

Lot Area: 20,000 sq. ft.
Lot Width (feet): 100
Lot Depth (feet): 125
Front Yard (feet): 40
Rear Yard (feet): 50
One Side Yard (feet): 25
Both Side Yards (feet): 50
Habitable Floor Area (square feet): N/A
Percentage of Lot Coverage: 30%
Building Height (feet): 35

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.

4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
5. This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2016 of the Town of Thompson was duly passed by the Town Board on _____, 2016 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2016 of the County/City/Town/Village of _____ was duly passed by the _____ on _____ 2016 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 2016, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2016 of the County/City/Town/Village of _____ was duly passed by the _____ on _____ 2016 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 2016, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2016 of the County/City/Town/Village of _____ was duly passed by the _____ on _____ 2016 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 2016 in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2016 of the City of _____ having been submitted to referendum pursuant to the provisions of sections 36/37 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at a special/general election held on _____ 2016 became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2016 of the County of _____, State of New York, having been submitted to the electors at the General Election of November ____ 2016, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, town, village clerk or officer designated by local legislative body~~

Date: _____, 2016

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

STATE OF NEW YORK
COUNTY OF SULLIVAN

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: _____, 2016

Attorney for Town of Thompson

ZONING AND PLANNED UNIT DEVELOPMENT
 Town of Thompson
 Schedule of District Regulations
 HC-1 Highway Commercial District
 (cont'd)

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit § 250-270	Uses Subject to Site Plan Review by Planning Board	Lot Area	Lot Width (feet)	Lot Depth (feet)	Minimum Required					Habitable Floor Area (square feet)	Density per Acre	Maximum Permitted Percentage of Lot Coverage	Maximum Permitted Building Height (feet)
							Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Front Yard (feet)				
		Uses Subject to Site Plan Review and Special Use Permit § 250-270 Places of worship and related parish homes, seminaries, convents, dormitories and related uses Hotels and motels With sewer facilities Without sewer facilities		3 acres	150	150	50	50	100			400 sq. ft.		15%	45
		Business offices With central sewer facilities Without central sewer facilities		20,000 sq. ft. 40,000 sq. ft.	100 150	125 150	40 40	50 50	25 25	50 50			30% 15%	35 feet plus 1 foot of side or rear yard in excess of 50, but no event greater than 75	
		Animal kennels		3 acres	250	300	40	100	50	100			30%	35	
		Animal hospital		20,000 sq. ft.	100	125	40	50	25	50	N/A		30%	35	
		Outdoor storage of building supplies, equipment, machinery and farm implements, not including junkyards Mobile home sales		4,000 sq. ft. 3 units	150	150	40	50	40	80			30%		
		Shopping centers		5 acres	400	150	50	50	35	70	N/A		30%	35	
		Funeral homes		40,000 sq. ft.	150	150	50	50	35	70	N/A		30%	35	
		Warehousing and parking garages													
		Mini-storage warehouses													
		Motor vehicle sales		20,000 sq. ft.	100	125	40	50	25	50	N/A		30%	35	
		Amusement establishments													
			Planned resort development in accordance with § 250-272												

ZONING AND PLANNED UNIT DEVELOPMENT

Town of Thompson
 Schedule of District Regulations
 HC-2 Highway Commercial-2 District
 (cont'd)

Accessory Uses	Permitted Uses	Uses subject to Site Plan Review and Special Use Permit § 250-29	Uses Subject to Site Plan Review By Planning Board	Lot Area	Lot Width (feet)	Lot Depth (feet)	Minimum Required				Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Maximum Permitted Percentage of Lot Coverage	Maximum Permitted Building Height (feet)
							Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Bole Side Yards (feet)					
		Pieces of worship and related parish homes, seminaries, convents, dormitories and related uses		3 acres	150	150	50	50	100	100				15%	45
		Hotels and motels													
		With sewer facilities													
		Without sewer facilities													
		Business offices													
		With central sewer facilities		20,000 sq. ft.	100	125	40	50	25	50				30%	35, plus 1 foot for each foot of side or rear yard
		Without central sewer facilities		40,000 sq. ft.	150	150	40	50	25	50				15%	In excess of 50, but in no event greater than 75
		Animal kennels		3 acres	250	300	40	100	50	100				30%	35, plus 1 foot for each foot of side or rear yard
		Animal hospital		20,000 sq. ft.	100	125	40	50	25	50				30%	In no event greater than 75
		Outdoor storage of building supplies, equipment, machinery and farm implements, not including junkyards		4,000 sq. ft./3 units	150	150	40	50	40	80				30%	
		Shopping centers													
		Funeral homes													
		Warehousing and parking garages													
		Multi-story townhouses													
		Motor vehicles													
		Amusement establishments													
			Planned resort development in accordance with § 250-272	20,000 sq. ft.	100	125	40	50	25	50				30%	35