

ARTICLE III
District Regulations

§ 165-8. General provisions.

The restrictions and controls intended to regulate development in each district are set forth in the following district regulations. Any uses not specifically allowed in the following district regulations are prohibited in the Town of Jewett.

§ 165-9. HR Hamlet Residential.

The purpose of this district is to provide a community focal point and provide a stable, viable commercial and institutional center which serves the needs of the community. This district will allow for higher-density development by attracting a combination of moderate-density residential, institutional and neighborhood commercial. This district is the most intensely developed part of-Town.

Permitted Uses

Accessory use
Agriculture
Home occupation
One- and two-family dwelling
Public park
Seasonal rental dwelling
Timber harvesting

Special Uses

Antique shop
Auto repair and service
Barber shop/beauty shop
Boardinghouse/bed-and-breakfast
Cemetery
Educational and philanthropic use
Greenhouse
Grocery store
Guest dwelling
Hotel/motel/resort
Lawn and garden store
Multiple-family dwelling
Neighborhood commercial facility
Nursing or convalescent home
Professional office
Religious institution
Restaurant
Sport shop
Theater and playhouse
Veterinary office

Minimum Lot Size (acres)	Minimum Lot Width (feet)	Maximum Height of Buildings (feet)	Minimum Yard Dimensions (Distances from any Building to a Lot Line or Highway Center Line)		
			Front (feet)	Side (feet)	Rear (feet)
1.5	100	35	50	30	30

§ 165-10. RR Rural Residential.

The purpose of this district is to preserve the rural residential character of the Town and protect the area from intense development. This district will help preserve the rural residential character of the Town while maintaining open space and agricultural land. This district is the largest district in the Town.

Permitted Uses

Accessory use
 Agriculture
 Home occupation
 One-family dwelling
 Public Park
 Seasonal rental dwelling
 Timber harvesting

Special Uses

Antique shop
 Boardinghouse/bed-and-breakfast
 Campground
 Cemetery
 Cross-country ski area
 Earth, stone and gravel mine
 Educational and philanthropic use
 Fish and game club
 Game preserve
 Golf course/driving range
 Greenhouse
 Guest dwelling
 Lawn and garden store
 Mobile home
 Motel/resort
 Professional office
 Religious institution
 Restaurant
 Sport shop
 Stable or riding academy
 Tennis club
 Theater and playhouse
 Two Family dwelling

Minimum Lot Size (acres)	Minimum Lot Width (feet)	Maximum Height of Buildings (feet)	Minimum Yard Dimensions (Distances from any Building to a Lot Line or Highway Center Line)		
			Front (feet)	Side (feet)	Rear (feet)
2.5	200	35	75	50	50

§ 165-11. RC Rural Conservation.

This district was created to permit the development of environmentally sensitive land without harming it. This district includes areas with moderate to severe soil limitations and/or slopes 15% to 30%. These areas are mostly accessible by Town and county roads and are required to develop at a lower density than Rural Residential due to the physical limitations to development.

Permitted Uses

Accessory use
 Agriculture
 Home occupation
 One-family dwelling
 Seasonal rental dwelling
 Timber harvesting

Special Uses

Antique shop
 Boardinghouse/bed-and-breakfast
 Campground
 Earth, stone and gravel mine
 Educational and philanthropic use
 Fish and game club
 Game preserve
 Golf course/driving range
 Guest dwelling
 Motel/resort
 Ski area
 Sport shop
 Stable or riding academy
 Tennis club
 Two-family dwelling

Minimum Lot Size (acres)	Minimum Lot Width (feet)	Maximum Height of Buildings (feet)	Minimum Yard Dimensions (Distances from any Building to a Lot Line or Highway Center Line)		
			Front (feet)	Side (feet)	Rear (feet)
3	200	35	75	50	50

§ 165-12. C Conservation.

The purpose of this district is to insure the continued protection of environmentally sensitive areas from intrusion by all but the lowest impact uses. This district encompasses mostly higher elevations and remote areas. Much of it is owned by New York State. Areas in this district include wetlands, areas with steep slopes and/or poor soils. These areas are environmentally sensitive. The district preserves the valuable natural resources of the Town.

Permitted Uses

Accessory use
Agriculture
Timber harvesting

Special Uses

Campground
Earth, stone and gravel mine
Fish and game club
Game preserve
Guest dwelling
Home occupation
One- and two-family dwelling
Seasonal rental dwelling
Ski area
Stable or riding academy

Minimum Lot Size (acres)	Minimum Lot Width (feet)	Maximum Height of Buildings (feet)	Minimum Yard Dimensions (Distances from any Building to a Lot Line or Highway Center Line)		
			Front (feet)	Side (feet)	Rear (feet)
5	400	35	75	75	75