



Land Use Regulations in the Town of Richland and Village of Pulaski

May 7, 2007

Snow Memorial Building

Village of Pulaski

- Incorporated in 1832
- Covers 3.288 square miles of land and 0.141 square miles of water
- Economy: summer resort, manufacturing, recreation, retail goods and services
- Zoning regulations adopted in 1992 (Chapter 160)

Codes for Village of Pulaski

- Adult Entertainment Businesses
- Building Construction and Fire Prevention
- Environmental Quality Review
- Fish Cleaning and Disposal
- Flood Damage Prevention
- Subdivision of Land
- Telecommunication Facilities
- Vehicles and Traffic
- Zoning

Pulaski's Zoning Ordinance

- Adopted in 1992
- Provisions for Code Enforcement, Nonconforming Uses, Special Permits and Variances, Planning Board and ZBA, Home Occupations, Site Plan Review, Off Street Parking, Landscaping/barriers, Performance Standards – mobile home, campsite, marina, Signs
- 5 Districts in the Village

Residential (R 1) District

- 20,000 square feet minimum lot
- 50 feet road frontage
- **Permitted Uses:** Accessory road, carport, dock, dwelling (one family), garage, private noncommercial marina, roadside stand
- **Special Permits:** Fisherman access, home occupation, hospital, school

Residential (R 2) District

- 20,000 square feet minimum lot
- 50 feet road frontage
- Permitted Uses: Accessory road, carport, dock, dwelling (one family), garage, *nursing home*, private noncommercial marina, roadside stand
- Special Permits: Single apartment, boarding house, boat launch, community center, day care center, fisherman access fraternity/sorority house, home occupation/professional office, hospital, religious institution, school, tourist home, two family dwelling

Business (B 1) District

- **Permitted Uses:** Accessory road and building, boat launch, charter boat, club, community center, day care center, dock, dwelling, fisherman access, flea market, food pantry, funeral home, home occupation/professional office, laundromat, nursing home, private noncommercial marina, religious institution, restaurant, retail store, roadside stand, service business, theater
- **Special Permits:** Amusement center, boardinghouse, condos, fish cleaning station, hospital, kennel, restaurant/tavern, tourist home

Business (B 2) District

- Permitted Uses: Accessory road and building, *automobile/trailer sales*, boat launch, *camp/campsite*, charter boat, club, community center, commercial marina, day care center, dock, drive-in, dwelling, fisherman access, flea market, food pantry, funeral home, *gasoline convenience market*, home occupation/professional office, *indoor/outdoor recreation*, laundromat, nursing home, religious institution, restaurant, retail store, roadside stand, service business, theater
- Special Permits: Amusement center, boardinghouse, *campground*, condos, fish cleaning station, hospital, *hotel*, kennel, *mobile home park*, restaurant/tavern, *shopping center*, theater, tourist home

Industrial (I) District

- Minimum lot size 30,000 sq ft (non residential)
- Permitted Uses: Accessory road and building, automobile/trailer sales and service, club, day care center, dock, fisherman access, flea market, funeral home, garage and vehicle sales, gasoline convenience market/station, home occupation/professional office, indoor/outdoor recreation, industrial paper manufacturing, laundromat, private noncommercial marina, restaurant, retail store, roadside stand, service business
- Special Permits: Amusement center, fish cleaning station, hospital, hotel, kennel, mobile home park, motel, restaurant/tavern, shopping center, theater

Town of Richland

- Covers 57.172 square miles of land and 2.922 square miles of water
- Zoning regulations adopted in 1987

Richland's Zoning Ordinance

- Adopted in 1987
- Provisions for Code Enforcement, Board of Appeals, Zoning Districts/Map, Site Plan Review, Parking, Landscaping, Performance Standards – mobile homes, boat launches, marina, signs, Nonconforming Uses, Change of Use, Fences, Special Conditions
- 8 Districts in the Town

Residential Agriculture Districts

RA 1

- **Permitted Uses:**
Agriculture, camp, dock, dwelling, garage, mobile/modular home, noncommercial marina, roadside stand, pool
- **Special Permits:** Access road, landing strip, animal hospital, bed/breakfast, boat launch, fish cleaning station, gravel/sand pit, kennel, hotel, restaurant, school, parking lot

RA 2

- **Permitted Uses:**
Agriculture, camp, dock, dwelling, garage, modular home, noncommercial marina, pool
- **Special Permits:** Access road, bed/breakfast, boat launch, fisherman access, home occupation, outdoor recreation, personal service, planned development, religious institution, roadside stand, school, golf course

Residential Recreation Districts

RR 1

- Permitted Uses: Camp, dock, dwelling, garage, modular, noncommercial marina, roadside stand, pool
- Special Permits: Access road, accessory use, agriculture, landing strip, amusement center, animal hospital, bed/breakfast, boarding, boat launch, office, campsite, day care, marina, dwelling, fisherman access, funeral home, flea market, hotel, kennel, laundromat, motel, open storage, restaurant/tavern, trailer park

RR 2

- Permitted Uses: Agriculture, camp, dock, dwelling, garage, modular, noncommercial marina, swimming pool
- Special Permits: Access road, landing strip, animal hospital, bed/breakfast, boarding, boat launch, club, community center, day care, fish cleaning, fisherman access, home occupation, planned development, parking lot, restaurant/tavern, retail service, school, swimming pool (non residential), tourist home, golf course

Residential Cottage (RC) District

- Minimum lot size 24,000 sq ft
- Permitted Uses: Camp, dock, dwelling, garage, modular, private noncommercial marina, swimming pool
- Special Permits: Access road, accessory use, additional docks, bed/breakfast, boarding, boat launch, business office, campsite, club, funeral home, golf course, hotel/motel, indoor recreation, mobile home, parking lot, planned development, swimming pool (non residential), tourist home, fish parking lot

Commercial (CM) District

- Minimum lot size – 40,000 sq ft (3 acre district min)
- Permitted Uses: Accessory use, bed/breakfast, boarding, business office, community center, dock, drive in, dwelling, enclosed service/repair, funeral home, garage/repair service, gasoline sales, home occupation, laundromat, marina, roadside stand, service business, shopping center, swimming pool, theater, trailer park
- Special Permits: Access road, auto sales, landing strip, animal hospital, boat launch, camp, charter boat, club, condos, day care, enclosed manufacturing, fish cleaning station, flea market, freight/trucking terminal, hotel, kennel, open storage yard, quarry, restaurant/tavern, school, golf course

Industrial (IN and IN 2) District

- Minimum lot size – 40,000 sq ft (10 acre district min)
- Permitted Uses: **NONE**
- Special Permits: Access road or railroad, agriculture, landing strip, boat launch, construction/engineering, enclosed industrial processes and manufacturing, enclosed warehouse or wholesale use, fish cleaning station, freight terminal, industrial paper manufacturer, machinery and transportation equipment sales, open yard storage, quarry, public utility

Industrial 2 (IN 2)

- Permitted Uses: Industrial paper manufacturing, construction engineering
- Special Permits: All uses permitted in Special Permits for IN

