

ARTICLE 16

HYDROFRACKING – NATURAL GAS

As of December 17, 2014, the State of New York has banned hydrofracking statewide.

The Town of Augusta enforces this ruling at this time.

APPENDIX I

SUGGESTED ZONING FEE SCHEDULE

Building Permit for uses not Requiring Board Action	\$ 5.00
Building Permit for uses Requiring Board Action	\$ 5.00
Application for Interpretation of boundaries	No fee
Occupancy Permit	No charge when applied with Building Permit Oth- erwise
	\$ 5.00
Signs	\$ 5.00
Appeal for variance	\$ 20.00
Rehearing of applications or appeals	\$ 20.00
Special Use Permit	\$ 20.00
Reclassification or amendment to Zoning Ordinance	\$ 20.00
Any application requiring a public Hearing, in addition to permit fees	\$ 20.00

APPENDIX II

SUGGESTED BUILDING PERMIT FEE SCHEDULE

Single Family Residence	\$150.00 first 1500 sq. ft. \$0.12 sq. ft. after 1500 sq.ft.*
New Two Family Residence	\$500.00
New Multi Family, 3 or more Apartments	\$550.00
Additions, Residential	\$125.00
Accessory Buildings over 144 sq. ft.	\$0.10 sq. ft. \$40.00 Minimum
Detached Garage	\$125.00
Alterations Residential	\$0.10 sq. ft. Minimum \$50.00
Commercial Buildings	\$0.15 Sq. ft.
Commercial Additions	\$0.15 Sq. ft.
Sign Permit	\$25.00
Demolition Permit	\$50.00
Install/Replace Mfg. Home	\$100.00
Pool Permit	\$ 45.00
Deck or Porch	\$ 45.00
Septic Permit	\$ 65.00
Wood Stove, Inside or Outside	\$ 50.00
Solar Panels or Personal Windmills	\$ 50.00
Commercial Windmills, Towers or Antennas	\$750.00
Perk Test	\$ 40.00

*Buildings over 1500 sq. ft. need architect stamp on a set of plans at the applicants' expense.

SCHEDULE 1 – USE CONTROL PROHIBITED USES

DISTRICTS	USES <u>PURPOSE</u>	PERMITTED <u>PRINCIPAL</u>
A-1 Agricultural	To delineate those areas of the Town that are predominantly Rural underdeveloped or in Agriculture use	Agriculture, dairying, forestry, general farming, greenhouses, horticulture, livestock raising, truck Farming. Single family dwellings. Public parks. Factory manufactured homes. **** Individual mobile homes and mobile home parks – special use
R-1 Residential	To delineate those areas of the Town which are predominantly Rural and which can be developed At low densities in accordance With the General Plan	Single family dwelling Churches and similar places of worship. Public parks. Two family owner occupied dwellings. **** Individual mobile homes
R-2 Residential	To delineate those areas of the Town which are predominantly Rural and which can be developed At low densities in accordance With the General Plan. The R-2 Zone is somewhat less restrictive Then the R-1 zone.	All principal uses permitted in the R-1 District. Livestock raising for domestic home use.
I-1 Industrial	To delineate areas best suited for Industrial development Because of location, topography, Existing facilities and relationship To other land uses.	1. Any manufacturing, assembly or other industrial or research operation meeting the requirement of the performance standards of this Ordinance. Farm, farm uses and Customary farm occupation. Warehouse for enclosed storage of Goods and materials, distribution Plants, wholesale business. 2. Lumber yard and similar storage Yard. 3. Essential Service

I-2

Industrial

To delineate those areas of the Town best suited for the Extraction of natural mineral Deposits and resources from Ground, and for industrial Processes necessary for the Extraction and processing of such Natural mineral resources, by Reason of location, existing Facilities in relationship to Other existing land uses.

The extraction of natural mineral deposits and resources from the ground, together with all related industrial processes necessary for the extraction and processing of such natural mineral resources.

**** As amended by Local Law #2 8/22/89

C-1

Commercial

To delineate areas where shopping, Recreation and cultural facilities Are provided.

Retail uses including Food: stores, liquor stores, drug stores, cigar stores Dry goods and variety stores, Wearing apparel and accessory stores, Tailors and dressmakers, sporting and Athletic goods stores, furniture, home Furnishings and equipment stores, Hardware stores and locksmiths, Electrical appliance sales and repair Stores, book and stationery stores.

Services uses including: Eating and Drinking places, hotels and motels, Barber shops and beauty parlors, shoe-Shine and repair shops, hand or automatic Laundries, dry cleaning and clothes Pressing establishments, business and Professional offices banks and other Financial institutions, churches and Similar places of worship, funeral parlors.

Enclosed amusement uses including Theaters, billiard and pool parlors, Bowling alleys, other similar uses.

DISTRICTS

**PERMITTED
ACCESSORY**

A-1

Agriculture

Accessory uses customarily Incidental to the principal Use. Home occupations Permitted home occupations

SPECIAL

Golf courses. Sanitary landfill; extraction of stone, sand and gravel. Signs. Travel Trailer Park. Temporary Mobile Homes.

R-1

Residential

Home occupations. Other uses Customarily incidental to the Principal use. Signs incidental To permitted home occupations

Unit Development. Senior Citizen Housing. Garden Apartments. Town Housing. Temporary Mobile Homes.

R-2 Residential	All accessory uses permitted in R-1 District.	Same as R-1. Mobile Home Parks. ****Outdoor Amusements. Planned Unit Development. Individual Mobile homes. Temporary Mobile homes. **** **** <u>As amended by Local Law #2 8/22/89.</u>
I-1 Industrial	1. Signs 2. Customary accessory use incidental to a permitted use.	1. Junk yards and automobile wrecking yards. 2. Planned Unit Development. 3. Travel Trailer Campgrounds.
I-2 Industrial	Uses customarily incidental The principal use.	None.
C-1 Commercial	Off-street parking. Other Accessory uses customarily incidental to the principal use.	Automobile service and repair. Limited light industrial uses when Conducted in an enclosed building. Gasoline service station. Planned Unit Development. Replacement of A non-conforming residential Structure to its original form in Compliance with current New York State Building and Fire Code after Destruction by fire or natural Disaster temporary mobile homes.

**SCHEDULE II
MINIMUM LOT AND YARD DIMENSIONS**

DISTRICT	AREA (Sq. Ft.)	AREA PER DWELLING UNIT (Sq.Ft.)
A-1 Agriculture	40,000	40,000
R-1 and R-2 Residential Without Sewer	40,000	40,000
R-1 and R-2 Residential With Public Water Only	20,000	20,000
R-1 and R-2 Residential With Public Water and Sewer	10,000	10,000
C-1 Commercial	-----	-----
I-1 Industrial	80,000	-----
I-2 Industrial	80,000	-----
DISTRICT	WIDTH (Feet)	DEPTH (Feet)
A-1 Agriculture	150	200
R-1 and R-2 Residential Without Public Water and Sewer	150	200
R-1 and R-2 Residential With Public Water Only	100	150
R-1 and R-2 Residential With Public Water and Sewer	80	100
C-1 Commercial	-----	-----
I-1 Industrial		-----
I-2 Industrial	50	-----

DISTRICT	FRONT YARD (Feet)	SIDE YARD ONE/BOTH (Feet)	REAR YARD (Feet)
A-1 Agriculture	50	25/50	80
R-1 and R-2 Residential Without Public Water and Sewer	40	25/50	60
R-1 and R-2 Residential With Public Water Only	30	15/30	50
R-1 and R-2 Residential With Public Water and Sewer	25	10/20	30
C-1 Commercial	5	None but at least 25/ 10 if provided	
I-1 Industrial	40	25/30	60
I-2 Industrial	40	25/30	60

DISTRICT	MAXIMUM HEIGHT OF BUILDINGS (Feet/Stories)	MAXIMUM LOT COVERAGE (Percent)
A-1 Agriculture	35/2 & ½	10
R-1 and R-2 Residential Without Public Water and Sewer	35/2 & ½	10
R-1 and R-2 Residential With Public Water Only	35/2 & ½	15
R-1 and R-2 Residential With Public Water and Sewer	35/2 & ½	20
C-1 Commercial	35/2 & ½	75
I-1 Industrial	40/2	20
I-2 Industrial	40/2	20