

Table 1: Town of Stillwater Summary of Allowed Uses

	Traditional Zoning Districts								Transect Zones					Other Regulations
	R-R	LDR	RRD	B-1	BP	ID	R67	R67 West	T2	T3N	T3G	T4	T5	
RESIDENTIAL														
Dwelling, 2-family	■	■	■			○			■	■	■	■	■	
Dwelling, 3- and 4-family dwellings						○					■	■	■	
Dwelling, Multifamily				○	○	○					○	○	○	
Dwelling, Single-family	■	■	■			○			■	■	■	■	■	
Dwelling, Townhouse													○	
Farm worker housing	○	○				○			○	○				See Article XII
Manufactured Homes	○ ¹													See Chapter 134
AGRICULTURAL														
Agricultural processing	◇	◇							◇					
Agricultural and Agricultural Tourism uses	■	■				■			■	■	■			
Commercial greenhouse or nursery	■	○				○	◇	◇	■	○	○	○		
Commercial riding stable	◇	◇							■		○			
Farm and construction equipment sales and service						○			◇		○			
Livestock, noncommercial	■	■		■	■				■	■				
Produce stands and Farmers Markets	■ ²	■ ²	○	○					■ ²	■ ²	○	○		
Sawmill, chipping or pallet mill	◇					◇	◇	◇	◇					
Timber harvesting	■	■	■	○	■	■			◇					
ACCESSORY USES														
Accessory uses when incidental to principal structure/use	■	■	■	○	○	○	○	○	■	■	■/○ ³	■/○ ³	■/○ ³	
Home occupation	■	■	■						■	■	■	■	■	See Article XII
LODGING														
Bed-and-breakfast	○	○	○			○	◇	◇	○	○	○	○	○	
Motel, hotel, inn						○	◇	◇			○	○	○	
RETAIL & SERVICE														
Adult use						◇								See Article VII
Amusement center						○	◇	◇				◇		
Auto sales and service						○	◇	◇				◇		
Bank				○		○	◇	◇			○	○	○	
Boat storage, sales and repair						○						◇		
Car wash						○						◇		
Day-care center						○	◇	◇			○	○	○	
Drive-through window											◇	◇	◇	See Article XXI
Fast-food restaurant						○						◇	◇	
Funeral home						○	◇	◇			○	○	○	
Gasoline station				○		○	◇	◇						See Article VII
Kennel	◇	◇				○			◇		◇			See Article VII
Marina and other waterfront-related use				■							○	○	○	
Motor vehicle repair shop						○								
Professional office				○	○	○	◇	◇		◇	○	○	○	
Recreational facility (private or commercial)						○						○	○	

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Restaurant and tavern			o	o		o	◊	◊		◊	o	o	o	
Retail				o ⁴		o	◊	◊			o	o	o	
Self-storage facility						o	◊	◊						
Theater						o					o		o	
Veterinary clinic	o	o		o	o	o		o	o		o	o	o	
MIXED USE														
Live-work											o	o	o	
Mixed use building											o	o	o	
INDUSTRIAL														
Asphalt plant						◊								
Business incubation					o		◊	◊					o	
Bulk fuel storage						◊								
Contractor's yard						o								
Craft production						o	o	o			o	o	o	
Freight or trucking terminals						o	◊	◊						
Heavy industrial						o								
Junkyard						o								See Article VII
Light industrial					o	o	◊	◊					o	
Research and development					o	o	◊	◊					o	
Sand, gravel and topsoil removal and processing	◊	◊				o	◊	◊	◊					
Warehouse					o	o	◊	◊					◊	
CIVIC														
Campground and group camp	◊								◊	◊				
Cemetery	◊	◊							◊					
Club (Public and Private)						o					o	o	o	
Community, Governmental, Municipal	o	o	o	o	o	o	o	o	o	o	o	o	o	
Golf course	◊								◊					
Health-related facility							◊	◊			o	o	o	
Hospital							◊	◊						
Place of worship									o	o	o	o	o	
Public parks and recreational uses	o	o	o	o	o	o	◊	◊	o	o	o	o	o	
Schools	o	o	o	o	o	o	o	o	o	o	o	o	o	
Telecommunications tower						◊								See Article X
Key:	■ Permitted Use o Site Plan ◊ Special Use Permit								¹ Allowed only in approved subdivisions ² Less than 400 gsف. ³ Permitted Use for residential uses, Site Plan Review for other uses ⁴ Less than 10,000 gsف.					

Table 2: Town of Stillwater Schedule of Regulations														
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	R-R	LDR	RRD	B-1	BP	ID	R67	R67 West	T2	T3N	T3G	T4	T5	
SETBACKS														
Front	50 ft ¹	40 ft ¹	10 feet from the mean high-water mark of Saratoga Lake and 20 feet from the road on which the property abuts	30 ft	50 ft	50 ft	3	50 ft	50 ft	35 ft	35 ft	15 ft	0-10 ft or 15 ft with outdoor dining/ plaza	
Side	25 ft ¹	20 ft ¹	10 ft	10 ft	35 ft	30 ft	3	35 ft	25 ft	20 ft	10 ft non-waterfront; 15 ft waterfront	10 ft	0-5 ft	
Rear	25 ft ¹	30 ft ¹	20 ft	10 ft ²	35 ft	30 ft	3	35 ft	30 ft	30 ft	10 ft	10 ft	5 ft	
MAXIMUM BUILDING HEIGHT														
Maximum Building Height	35 ft	35 ft	30 ft	35 ft	50 ft	60 ft	3	50 ft	2-story or 35 ft	2-story or 35 ft	2-story or 35 ft	3-story or 40 ft	3-story or 40 ft	
LOT REQUIREMENTS														
Lot Size	2 acres/d.u. ¹	2 acres/d.u. without public water & sewer; 1.5 acres/d.u. with either public water or sewer; 1 acre/d.u. with both public water & sewer	21,750 sq. ft./d.u.	10,000 sq. ft.	3 acres	1 acre	3	3 acres/d.u. without public water & sewer; 2 acres/d.u. with either public water or sewer; 1 acre/d.u. with both public water & sewer	2 acres/d.u.	1 acres/d.u. without water & sewer; 20,000 sq. ft./d.u. with either public water or sewer; 10,000 sq. ft./d.u. with both public water & sewer	6,000 sq. ft./d.u.	6,000 sq. ft./d.u.	5,000 sq. ft.	See Viewshed protection standards in Section 210-166.S and Conservation Subdivision in Article XX

