

ZONING
Chapter 190 Schedule 2:
District Schedule of Use Regulations
Town of Highland, NY

KEY				
P - Permitted Use. Requires Site Plan Approval (unless otherwise noted)				
SUP - Special Use Permit Required				
NA - Not Allowed				
Uses	H-C Hamlet Commercial 1-Acre Minimum	R-1 Residential 2-Acre Minimum	R-2 Residential Agricultural 3-Acre Minimum	WLRD Washington Lake Resort District 3-Acre Minimum
Residential				
Dwelling, accessory ²	SUP	SUP	SUP	NA
Dwelling, one-family, on less than 15% slopes ¹	P	P	P	P
Dwelling, two-family, on less than 15% slopes ¹	P	P	P	P
Dwelling, one-family, on slopes 15% or greater	SUP	SUP	SUP	SUP
Dwelling, two-family, on slopes 15% or greater	SUP	SUP	SUP	SUP
Dwelling, Multiple family (not to exceed three units)	SUP	NA	NA	NA
Guest home ³	NA	SUP	SUP	SUP
Group home	SUP	SUP	SUP	NA
Home occupations	P	P	P	P
Manufactured homes	P	P	P	P
Mixed commercial/residential dwelling	SUP	SUP	SUP	SUP
General				
Accessory building, vacant lot ²	SUP	SUP	SUP	NA
Agriculture	P	P	P	P
Animal husbandry ²	SUP	SUP	P	SUP
Campgrounds ²	sup	SUP	SUP	NA
Cemeteries	sup	SUP	SUP	NA
Clearcutting (over 3 acres)	SUP	P	P	SUP
Communication towers ³	SUP	SUP	SUP	NA
Commercial logging ^{1,5}	P	P	P	NA
Education institutions	SUP	NA	NA	NA
Electric Vehicle Charging Station ²	P	P	P	P
Farm stands	P	P	P	P
Fire house and emergency services	P	P	P	P
Forestry management ¹	P	P	P	P
Places of worship	SUP	SUP	SUP	SUP
Public utility structures and facilities	SUP	SUP	SUP	SUP
Public parks and recreation	SUP	SUP	SUP	SUP
Solar, Large-scale/ Utility-scale	SUP	SUP	SUP	SUP
Solar, Small Scale	P	P	P	P
Wind energy conversion system, Small Scale ²	NA	SUP	SUP	SUP

Uses	H-C Hamlet Commercial 1-Acre Minimum	R-1 Residential 2-Acre Minimum	R-2 Residential Agricultural 3-Acre Minimum	WLRD Washington Lake Resort District 3-Acre Minimum
Business/Commercial				
Adult-oriented business ⁴	SUP	NA	NA	NA
Automotive repair shops ²	SUP	SUP	NA	NA
Automotive sales and service ²	SUP	NA	NA	NA
Bed and breakfast establishments ²	SUP	P	P	SUP
Boat livery ²	SUP	SUP	SUP	SUP
Bowling Alley	SUP	NA	NA	NA
Business and professional offices	P	P	P	SUP
Car wash	SUP	NA	NA	NA
Drinking establishments	P	SUP	SUP	P
Farm brewery ²	SUP	SUP	SUP	NA
Game centers	SUP	NA	NA	SUP
Golf course	NA	NA	SUP	NA
Hotel/Motel	SUP	SUP	SUP	SUP
Kennels	NA	SUP	SUP	NA
Medical facilities	SUP	NA	NA	NA
Quarrying, <750 cubic yards/ yr. ²	P	P	P	P
Repair shops, small engine ²	SUP	SUP	SUP	NA
Restaurants ⁴	P	SUP	SUP	P
Retail stores	P	NA	NA	SUP
Sawmills	SUP	SUP	SUP	NA
Service establishments	P	SUP	SUP	SUP
Stables, commercial ⁶	SUP	SUP	SUP	SUP
Accessory Uses				
Carport ¹	P	P	P	P
Electric vehicle charging station, Level 1 and 2 ²	P	P	P	P
Electric vehicle charging station, Level 3 ²	P	NA	NA	NA
Garage, private ¹	P	P	P	P
Garage sale ^{1,2}	P	P	P	P
Garden houses/tool sheds ^{1,2}	P	P	P	P
Other customarily accessory uses and/or buildings ^{1,2}	P	P	P	P
Stables, private ⁶	P	P	P	P
Swimming pools ^{1,2}	P	P	P	P
NOTES				
¹ - Site Plan Approval not required.				
² - Refer to Article 4 Supplementary Regulations, for specific requirements, standards and conditions.				
³ - Six acre minimum lot size required.				
⁴ - Refer to Town of Highland Code Chapter 20 Adult Use				
⁵ - Requires Commercial Logging Permit. Refer to Town Code Chapter 115 Commercial Logging				
⁶ - Maximum of two (2) horses per acre				

ZONING
Chapter 190 Schedule 1:
Area and Bulk Regulations
Town of Highland, NY Sullivan County

Minimums	Hamlet- Commercial District (H-C)	Residential District (R-1)	Residential - Agricultural (R-2)	Washington Lake Resort District (WLRD)
Lot areas per dwelling unit ¹	1 acre	2 acres	3 acres	3 acres
Lot width	150'	150'	200'	200'
Lot depth	150'	150'	200'	200'
Principal Structures^{4,5}				
Front yard ^{2,3}	20'/45'	35'/60'	50'/75'	50'/75'
Rear yard	50'	50'	50'	50'
Side yard	20'	20'	30'	30'
Accessory Structures (Less than or equal to 144 SF and/or no taller than 15')⁴				
Front yard ^{2,3}	20'/45'	35'/60'	50'/75'	50'/75'
Rear yard	15'			
Side yard	15'			
Maximums				
Percentage of lot coverage	50%	10%	10%	35%
Building height	35'	35'	35'	35'

NOTES:

¹ Multiple family dwellings shall require a minimum lot size of five (5) acres.
² Front Yard Setbacks shall be measured as follows: 20, 35 or 50 feet to property line or 45, 60 or 75 feet to centerline of road if property line is center line of road.
³ A minimum building setback line of at least 100 feet from the high water line of the Delaware River shall be required.
⁴ A minimum building setback line of at least 50 feet from the high water line, for running water, or any other bodies of
⁵ Includes Accessory Structures greater than 144 SF and/or over 15 ft. in height.