

**Town of New Lebanon, NY  
Zoning Re-Write Committee  
Proposed Changes to Definitions**

Italicized = new content

Strikethrough = deleted content

**Agritourism**

Agritourism Activities may be conducted in an accessory building or structure and include, but are not limited to, on-farm or *–hobby farm* bed-and breakfasts, farm stay programs, u-pick operations, ~~and~~ pumpkin patches *and on-farm breweries*.

**Automobile Racing Facility**

. . . For the purposes of this chapter, this use shall ~~not~~ include the racing of vehicles, such as, *but not limited to*, dirt bikes, snowmobiles, jet cars, trucks and fire trucks.

**Bed-and-Breakfast**

An owner- or operator-occupied dwelling used for renting accommodations to transient fee-paying guests and providing not more than ~~one or~~ two meals to guests only.

**Note to ZRC Members – why wouldn't this definition encompass Air B&B's??**

**Bowling Alley**

A recreational business that accommodates bowling in which *food and beverages may be provided as an accessory use*. ~~Such a use serving food and alcoholic beverages would constitute different uses.~~

**Building Height**

The vertical distance measured from the mean elevation of the proposed finished grade at the front entrance of the building to the *maximum point structural ridge* of the roof. ~~for flat roofs, to the decline of the mansard roofs and to the medium (sic) height between eaves and ridge for gable, hip or gambrel roofs.~~

~~Church~~ **Place of Worship**

Same definition (**note: this conforms to the Use Table**)

**Convenience Store**

**Retain first sentence as definition; move second sentence to appropriate place in regulation proper.**

**Coverage**

That percentage of the plot or lot area covered by the building area, *including accessory structures*.

**Family**

One or more persons, ~~related by blood, marriage or adoption, including foster children, who are living together and maintaining a common household. , or up to five persons who are not so related who are living together and maintaining a common household.~~

**Farmstand**

A roadside structure used seasonally for the sale of farm produce and agricultural products produced on premises *in which the most of the space is used for display and limited space is available for customer circulation.*

**Garage Sale**

**Remove those parts of the definition limiting duration to two consecutive weekends and frequency to no more than once per six months into the regulation.**