

Table 7.500 – Schedule of Use Regulations

	PP=Permitted Principal Use	PA=Permitted Accessory Use	SP=Special Permitted Use	OP=Operating Permit Required
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USES	Division 1			Division 2
	TOWN CENTER ZONING DISTRICT			
	Division 1	Division 2	Division 3	
Residential Group R-3, One-Family Dwellings, Two-Family Dwellings, Townhouses, and Bed and Breakfast Dwelling, Modular Home	PP		PP	PP
Residential Group R-2, Multiple Dwelling	SP, SC, OP		SP, SC, OP	SP, SC, OP
Residential Group R-1, boarding house, lodging house, motel, hotel	SP, OP		SP, OP	SP, OP
Residential Group R-4, group home, rehabilitation center, hospice residence	SP, OP		SP, OP	SP, OP
Manufactured Home, Single-Wide (MHP only)	PP, SC		NP	NP
Manufactured Home, Multi-Wide	PP, SC		PP, SC	PP, SC
Mobile Home	NP		NP	NP
Manufactured Home Park	SP, OP		NP	NP
Upper Story Dwelling Over Business	PP, SC, OP		PP, SC, OP	PP, SC, OP

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Accessory Structure, such as garage, carport, shed and Boathouse	PA	PA	PA	PA
Apartment Garage	PA, SC	PA, SC	PA, SC	PA, SC
Agricultural Building	PP, PA, SC	PP, PA, SC	NP	NP
Recreational Fire, Portable Outdoor Fireplace	PP, SC	PP, SC	PP, SC	PP, SC
Open Burning, Bonfire	PA, SC	PA, SC	NP	NP
Driveway, Parking Lot, Loading Dock	PA, SC	PA, SC	PA, SC	PA, SC
Home Occupation	PA	PA	PA	PA
Fences, walls and similar screening devices	PA, SC	PA, SC	PA, SC	PA, SC
Family Day Care	PA	PA	PA	PA
Dormitory	PA	I PA	PA	PA

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USES Division 1 TOWN CENTER ZONING DISTRICT Division 2

USES	Division 1	TOWN CENTER ZONING DISTRICT	Division 2
Assembly Group A, Places of Religious Worship, Restaurants, Indoor Recreation Facilities, Amusement Centers	PP, OP	PP, OP	PP, OP
Business Group B, Outpatient Clinics	PP	PP	PP
Institutional Group I, Ambulatory Care Facility	PP	PP	PP
Miscellaneous Group U, Public Utility Stations	PP, PA	PP, PA	PP, PA
Educational Group E	PP	PP	PP
Commercial School	SP	SP	SP
Factory/Industrial Group F, Industrial Occupancy	PP	PP	PP
Mercantile Group M (Class B and C)	PP	PP	PP
Mercantile Group M (Class A)	SP, OP	SP, OP	SP, OP
Consumer Fireworks Retail Sales (CFRS) Facility	PP, PA	PP, PA	PP, PA

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Storage Group S, Warehouse	PP	PP	PP	PP
High-Hazard Group H	PP, OP	SP, OP	NP	
Hazardous Materials Storage	PP, OP	PP, OP, SC	NP (except in underground tanks, OP)	
Storage Yards	PA	PA	PA	
High-Piled Combustible Storage	PA, OP	PA, OP	PA, OP	
Detached Building (Hazardous Materials)	PA, OP	PA, OP	PA, OP	
Magazine	PA, OP	NP	NP	
Refinery, Bulk Plant or Terminal, LPG Bulk Plant, Liquid Storage Warehouse, Dry Cleaning Plant	SP, OP	NP	NP	
LPG Dispensing Facility	PA, OP	PA, OP, SC	PA, OP, SC	
Bulk Storage of Tires	SP, OP	SP, OP	NP	

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Timber and Lumber Production Facilities	SP, OP	SP, OP	NP	
Marina, Marine Terminal, and / or Marine Motor Fuel-Dispensing Facility	SP, OP	SP, OP	SP, OP	
Signs	PA, SC	PA, SC	PA, SC	
Mural	SP	SP	SP	
Campground	SP, OP	NP	NP	
Recreational Park Trailers (in Campground only)	PP, SC	NP	NP	
Landing Strip, Heliport	SP, OP	NP	NP	
Helistop	SP, OP	SP, OP	SP, OP	
Heliport, Emergency Use	PA, OP	PA, OP	PA, OP	
Airport	NP	NP	NP	

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	Division 1	Division 2	Division 3
Water storage tanks, fire pump or hose houses, Standby generators, trash compactors, dumpsters	PA	PA	PA
Special Amusement Building (as Temporary Use)	PP, PA, OP	PP, PA, OP	PP, PA, OP
Outdoor Recreation Facilities, fairgrounds	SP, OP	SP, OP	SP, OP
Nursing Home, Hospital and Psychiatric Hospital	SP, OP	SP, OP	SP, OP
Recycling Facility	SP, OP	NP	NP
Redemption Center	PP, PA	PP, PA	PP, PA
Automobile Junkyard, Dump, Landfill	NP	NP	NP
Open Parking Garage	SP	SP	SP
Self-Service Storage Facility	SP	SP	SP
Automotive Motor Fuel-Dispensing Facility Repair Garage	SP, OP	SP, OP	SP, OP

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Fleet Vehicle Motor Fuel Dispensing Facility	PA, OP	PA, OP	PA, OP	
Drive-Through Facilities	SP	SP	SP	
Temporary Uses	PA	PA	PA	
Wharf	PA	PA	PA	
Tents, Canopies, and Temporary Stage Canopies	PA, OP	PA, OP	PA, OP	
Storm Shelter	PA	PA	PA	
Residential Aircraft Hanger	PA	NP	NP	
Swimming Pool, Hot Tub, Spa	PA	PA	PA	
Sidewalk Café	PA, SC	PA, SC	PA, SC	
Mobile Food Service Establishment	PA, SC	PA, SC	PA, SC	

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Restaurant, Food Service Establishment, Commissary	PP, PA, OP		PP, PA, OP	PP, PA, OP
Nightclub	SP		SP	SP
Accessory Living Quarters	PA		PA	PA
Parks and Playgrounds	PP, PA		PP, PA	PP, PA
Sidewalk Café	PA, SC		PA, SC	PA, SC
Outdoor Wood Boiler (refer to NYSDEC regulations)	PA		NP	NP
Portable Sawmill	PA		NP	NP
Gardens, including but not limited to Rooftop Gardens, Community Gardens, and Home Gardens	PA		PA	PA
Urban Agriculture and Composting	PA, SC		PA, SC	PA, SC
Grandstands, bleachers, press boxes, concession stands, and similar uses accessory to an approved facility	PA		PA	PA

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Large-scale business or industrial development, such as Regional Commercial Center, Covered Mall, or Industrial or Research Park [see §7.500 L.]	SP	SP	SP		
Recreational Vehicle or Trailer Sales, Mobile and / or Manufactured Home sales, Used Car Lots, and Automotive Sales and Showroom	SP	SP	SP		
Freight or truck terminal for overnight parking of trucks, trailers, etc.	SP	SP	SP		
Wind Energy Systems, Radio, Television or other Towers exceeding not exceeding 35 feet in height	PA	PA	PA		
Wind Energy Systems, Radio, Television or other Towers exceeding 35 feet in height	SP	SP	SP		
Farm-Related Use	PP, PA, SC	PP, PA, SC	PP, PA, SC		
Farm Service Use	SP	SP	SP		
High-Rise Building (any occupancy)	NP	SP	SP		

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Abattoir (Slaughterhouse)	NP	NP	NP
Adult Use	NP	NP	NP
Portable Toilets as Temporary Use	PA	PA	PA
Pit Privies	PA, SC	NP	NP
Removable Receptacle Privies	NP	NP	NP
Keeping of Animals	PA, SC	PA, SC	PA, SC
Apiaries (Keeping of Bees)	NP	NP	NP
Storage Trailers, in compliance with §6.500 C.	PA, SC	PA, SC	PA, SC
Dangerous Building	NP	NP	NP
Kennel, Animal Hospital, Veterinary Clinic	SP	SP	SP

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Cemeteries, Pet Cemeteries, and Mausoleums	SP	SP	SP
Mortuaries and funeral homes, crematories	SP, OP	SP, OP	SP, OP
Incinerator	SP, OP	SP, OP	SP, OP
Sidewalk sales, garage and yard sales, rummage sales and flea markets as a Temporary Use	PA, SC	PA, SC	PA, SC
Gas and Oil Well Drilling, Mining, Commercial Logging	NP	NP	NP
Building, roof, and ground-mounted satellite dishes, Solar photovoltaic panels and arrays	PA	PA	PA

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AREA REGULATION	TOWN CENTER ZONING DISTRICT		
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LOT AREA:			
Lots not served with public water or sewer:	30,000 sq. ft.	NP	NP
Lots served with either public water or sewer:	20,000 sq. ft.	20,000 sq. ft.	NP
Lots served with both public water and sewer:	7,500 sq. ft.	7,500 sq. ft.	2,000 sq. ft.
LOT WIDTH:			
Lots not served with public water or sewer:	125 feet	NP	NP
Lots served with either public water or sewer:	100 feet	100 feet	NP
Lots served with both public water and sewer:	75 feet	50 feet	20 feet
YARDS (SETBACKS):	NOTE: All setbacks must conform to the Uniform Code, which may require greater setbacks.		
Front Yard:	25 feet	25 feet	0 feet
Each Side Yard:	10 feet	10 feet	0 feet
Rear Yard:	20 feet	20 feet	0 feet
MAXIMUM BUILDING HEIGHT:	3 stories or 35 feet	4 stories or 50 feet*	4 stories or 50 feet*

*High-Rise Buildings of any height shall be allowed in the Town Center District, Division 2 or Division 3, by Special Permit