

# ZONING

## 210 Attachment 2

### Town Code of the Town of Union Vale

#### Chapter 210

#### ZONING

#### District Schedule of Use Regulations / Commercial Districts

[Amended 4-3-2003 by L.L. No. 2-2003; 3-11-2010 by L.L. No. 12-2010; 10-6-2016 by L.L. No. 3-2016]

|      |      |   |
|------|------|---|
| Key: | P    | Permitted Use   |
|      | P*   | Permitted Use subject to Site Plan Approval   |
|      | P**  | Permitted Use subject to Subdivision Plat Approval  |
|      | SP   | Use subject to Special Use Permit. Please refer to Article VI, § 90, reference for specific standards and requirements for certain SP uses. |
|      | SP*  | Use subject to Special Use Permit and Site Plan Approval  |
|      | SP** | Use subject to Special Use Permit and Subdivision Plat Approval   |
|      | X    | Prohibited Use  |

| Structure / Land Use   | Zoning Districts |      |      | SP Reference |
|--|------------------|------|------|--------------|
|  | NC               | TC   | A    |              |
| <b>RESIDENTIAL SUBDIVISION AND OTHER LAND DEVELOPMENT TECHNIQUES</b>                         |                  |      |      |              |
| Individual Lot Development   | P                | P    | X    |              |
| Airport Residential Subdivision  | X                | X    | X    |              |
| Average Density Subdivision  | X                | X    | X    |              |
| Conservation Density Subdivision   | X                | X    | X    |              |
| Conventional Subdivision   | X                | SP** | X    | § 210-54C    |
| Open Area Development  | X                | SP** | SP** | § 210-54D    |
| Residential Cluster Development  | X                | SP** | X    | § 210-56A(1) |
| Planned Mixed Use Development  | X                | SP*  | X    | § 210-54E    |
| <b>RESIDENTIAL PRINCIPAL USES</b>  |                  |      |      |              |
| Single-family dwelling   | P                | SP*  | X    | § 210-56A(1) |
| Two-family dwelling  | P                | SP*  | X    | § 210-56A(2) |
| Multifamily dwelling   | X                | SP*  | X    | § 210-56A(3) |
| Mobile home  | X                | X    | X    |              |
| Mobile home park   | X                | X    | X    |              |
| Boarding-, rooming or lodging house  | X                | X    | X    |              |
| Community residence  | P                | X    | X    |              |
| Elderly or senior citizen housing  | X                | SP*  | X    | § 210-56A(5) |
| Enriched housing for the elderly   | X                | X    | X    |              |
| <b>RESIDENTIAL ACCESSORY USES</b>  |                  |      |      |              |
| Customary accessory use or structure incidental to existing, permitted or special permit use | P                | P    | P    |              |
| Accessory apartment within single-family dwelling  | SP               | X    | X    | § 210-56B(1) |
| Accessory apartment within separate non-dwelling structure                                   | X                | X    | X    |              |
| Caretaker's cottage  | X                | X    | X    |              |
| Family day care home, more than 3 children   | SP               | X    | X    | § 210-56B(4) |
| Guest cottage  | X                | X    | X    |              |
| Group family day care home   | SP               | X    | X    | § 210-56B(6) |
| Home occupation, Class 1, occurring within principal dwelling                                | P                | X    | X    |              |

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|--|------------------|-----|-----|---------------|
|  | NC               | TC  | A   |               |
| Home occupation, Class 2, within accessory structure and/or including outdoor storage  | SP               | X   | X   | § 210-56B(7)  |
| Private stable   | X                | X   | X   |               |
| Private airstrip or heliport   | X                | X   | X   |               |
| Roadside stand   | X                | X   | X   |               |
| Solar, geothermal or wind energy systems in accordance with Article V, § 210-36, and subject, as may be applicable, to Article IV, §§ 210-14 and 210-17, and Article VI, § 210-56G(5) of this chapter. |                  |     |     |               |
| <b>NONRESIDENTIAL PRINCIPAL USES</b>   |                  |     |     |               |
| <b>Agriculture, Conservation and Open Space Uses</b>   |                  |     |     |               |
| Agriculture  | P                | P   | P   |               |
| Camp or campground   | X                | X   | X   |               |
| Conservation use   | P                | P   | P   |               |
| Farm   | P                | P   | P   |               |
| Golf course and/or country club  | X                | X   | X   |               |
| Hunting and/or fishing club  | X                | X   | X   |               |
| Other forestry management uses   | X                | X   | X   |               |
| Private outdoor recreation facility, including uses such as skiing, skating, picnicking and outdoor camping  | X                | X   | X   |               |
| Public park, recreation area or trail system   | P*               | P*  | X   |               |
| Timber harvesting; commercial logging  | X                | X   | X   |               |
| <b>Institutional Uses and Community Services, Facilities and Uses</b>  |                  |     |     |               |
| Alternate care facility  | X                | X   | X   |               |
| Congregate care facility   | X                | X   | X   |               |
| Cemetery, including mausoleum  | X                | X   | X   |               |
| Child day-care center  | SP*              | SP* | X   | § 210-56D(4)  |
| Church or other place of religious worship   | SP*              | SP* | X   | § 210-56D(5)  |
| Crematorium  | X                | X   | X   |               |
| Day camp   | X                | X   | X   |               |
| Educational institution, i.e., school for elementary, secondary or higher education  | X                | SP* | X   | § 210-56D(7)  |
| Fire station   | P*               | P*  | P*  |               |
| Government office or meeting hall  | P*               | P*  | X   |               |
| Hospital   | X                | X   | X   |               |
| Life care community  | X                | X   | X   |               |
| Membership club  | SP*              | SP* | X   | § 210-56D(9)  |
| Museum or library  | P*               | P*  | X   |               |
| Nursery school   | SP*              | SP* | X   | § 210-56D(11) |
| Nursing home   | X                | X   | X   |               |
| Performing arts center   | X                | SP* | X   | § 210-56D(13) |
| Post office  | P*               | P*  | X   |               |
| Spectator recreation facility  | X                | X   | X   |               |
| Transfer station   | X                | SP* | X   |               |
| <b>Retail, Office, Service and Entertainment Uses and Establishments</b>   |                  |     |     |               |
| Animal hospital  | X                | SP* | X   | § 210-56E(1)  |
| Bank   | P*               | P*  | X   |               |
| Bar or tavern  | SP*              | SP* | X   |               |
| Bed-and-breakfast establishment, more than two guest rooms   | P*               | X   | X   |               |
| Boarding stable  | X                | X   | X   |               |
| Building material supply and sales   | X                | X   | X   |               |
| Business office  | P*               | P*  | X   |               |
| Business service office or shop  | P*               | P*  | SP* |               |

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|  | NC               | TC  | A   |               |
| Car wash   | X                | SP* | X   |               |
| Catering facility or banquet hall  | SP*              | SP* | X   |               |
| Coffee shop or tea room  | P*               | P*  | X   |               |
| Commercial amusement, entertainment and/or recreation facility                                       | X                | SP* | X   |               |
| Commercial nursery   | SP*              | SP* | X   | § 210-56E(15) |
| Conference center  | X                | SP* | X   | § 210-56E(4)  |
| Convenience store  | SP*              | SP* | X   | § 210-56E(5)  |
| Delicatessen   | P*               | P*  | X   |               |
| Diner or luncheonette  | P*               | P*  | X   |               |
| Food and/or grocery store  | X                | P*  | X   |               |
| Florist and nursery sales  | P*               | P*  | X   |               |
| Funeral home   | P*               | P*  | X   |               |
| Gallery  | P*               | P*  | X   |               |
| Gasoline station; automobile service facility; public or commercial garage                           | SP*              | SP* | X   | § 210-56E(6)  |
| Gift shop  | P*               | P*  | X   |               |
| Home furnishing and/or appliance sales   | X                | P*  | X   |               |
| Hotel or motel   | X                | SP* | X   | § 210-56E(7)  |
| Inn  | X                | X   | X   |               |
| Kennel   | X                | X   | X   |               |
| Laundromat or self-service laundry   | X                | X   | X   |               |
| Medical, dental or health clinic   | P*               | P*  | X   |               |
| Movie theatre  | X                | SP* | X   |               |
| Nightclub  | X                | X   | X   |               |
| Office building  | P*               | P*  | SP* |               |
| Office park  | X                | SP* | X   | § 210-56E(10) |
| Personal service business or use   | P*               | P*  | X   |               |
| Professional office  | P*               | P*  | X   |               |
| Recreational vehicle park  | X                | X   | X   |               |
| Restaurant   | P*               | P*  | SP* |               |
| Restaurant, fast food or drive-in facility   | X                | SP* | X   | § 210-56E(11) |
| Retail business, store or specialty shop not more explicitly listed within this Schedule             | SP*              | SP* | X   |               |
| Riding academy   | X                | SP* | X   | § 210-56E(12) |
| Shopping center  | X                | SP* | X   | § 210-56E(13) |
| Veterinarian's office  | SP*              | SP* | X   | § 210-56E(14) |
| Vocational trade or specialty school, or other school providing specialized non-academic instruction | X                | SP* | X   |               |
| <b>Commercial, Light Industrial and Transportation Uses and Establishments</b>                       |                  |     |     |               |
| Airport  | X                | X   | P*  |               |
| Airport-related principal uses as specifically listed at Article V, § 210-47B(2)                     | X                | X   | SP* | § 210-56F(1)  |
| Automobile body shop   | X                | X   | X   |               |
| Automobile rental and/or sales   | X                | X   | X   |               |
| Bulk fuel storage and/or distribution facility   | X                | X   | X   |               |
| Commercial composting facility   | X                | X   | X   |               |
| Communication tower and personal wireless service facilities   | X                | X   | X   |               |
| Contractor's yard  | X                | X   | X   |               |
| Equipment rental and/or sales  | X                | SP* | X   | § 210-56F(3)  |
| Extractive operation, including soil mining  | X                | X   | X   |               |
| Junkyard; motor vehicle junkyard   | X                | X   | X   |               |
| Laboratory   | X                | SP* | X   |               |

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|  | NC               | TC  | A   |              |
| Landfill, construction or demolition   | X                | X   | X   |              |
| Landfill, sanitary   | X                | X   | X   |              |
| Light industrial park  | X                | X   | X   |              |
| Light industry or manufacturing, including associated office and storage facilities  | X                | X   | SP* |              |
| Public or franchise utility station  | X                | X   | X   |              |
| Public or franchise utility garage and/or storage yard   | X                | X   | X   |              |
| Repair and/or machine shop   | X                | X   | SP* |              |
| Sawmill and related facilities   | X                | X   | X   |              |
| Self-storage warehouse   | X                | X   | X   |              |
| Service business shop or office  | X                | SP* | X   |              |
| Trade shop   | X                | X   | X   |              |
| Trucking terminal  | X                | X   | X   |              |
| Warehouse or distribution facility independent of production facilities  | X                | X   | X   |              |
| Wholesale business establishment   | X                | X   | X   |              |
| <b>NONRESIDENTIAL ACCESSORY USES</b>   |                  |     |     |              |
| Customary accessory use or structure incidental to permitted or special permit use, including parking, signage, lighting, fencing and other appurtenances                                      | P*               | P*  | P*  |              |
| Accessory dwelling unit incidental to permitted business or institutional use  | SP*              | SP* | X   | § 210-56G(1) |
| Housing for farm principals and employees  | X                | X   | X   |              |
| Farm industry  | X                | X   | X   |              |
| Ground-mounted solar system, subject to §§ 210-36; 210-14; 210-17 and 210-56G(6)   | SP*              | SP* | SP* | § 210-56G(6) |
| Solar, geothermal or wind energy systems subject to Article V, § 210-36, and subject, as may be applicable, to Article IV, §§ 210-14 and 210-17, and Article VI, § 210-56G(5) of this chapter. |                  |     |     |              |
| Uses accessory to golf course and/or country club  | X                | X   | X   |              |
| Uses accessory to airport or airport-related uses as listed within Article V, § 210-47B(1)   | X                | X   | P*  |              |
| <b>TEMPORARY USES</b>  |                  |     |     |              |
| Carnival, fair, flea market or similar event (off-premises)  | X                | X   | X   |              |
| Carnival, fair, flea market or similar event (on-premises)   | P                | P   | P   |              |
| Private garage or yard sale  | P                | X   | X   |              |
| Temporary building for construction or development purposes  | P                | P   | P   |              |