

Adopted January 2023

210 Attachment 2

**Town Code of the Town of Union Vale**

**Chapter 210**

**Updated ZONING December 2022**

**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 (Note that municipal uses by the Town of Union Vale are Permitted Uses)  
 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 and Notes
	NC	TC	A	
<b>RESIDENTIAL SUBDIVISION AND OTHER LAND DEVELOPMENT TECHNIQUES</b>				
Individual Lot Development	P	P	X	
Conservation Subdivision	X	SP**	X	
Conventional Subdivision	X	X	X	§ 210-54C
Mixed Use Building (Commercial and Residential)	X	SP*	SP*	
Mixed Style Housing Development, not subdivided	SP*	SP*	SP&	
Open Area Development	X	SP**	SP**	§ 210-32 and 210-54D
Residential Cluster Development, subdivided	X	SP**	X	§ 210-56A(1)
<b>RESIDENTIAL PRINCIPAL USES</b>				
Single-family dwelling	P	SP*	X	§ 210-
Townhouse	X	SP*	X	
Two-family dwelling	P	X	X	§ 210-
Multifamily dwelling (maximum 12 units)	X	SP*	X	§ 210-
Mobile home	X	X	X	
Mobile home park	X	X	X	
Boarding, rooming or lodging house	X	X	X	
Community residence	X	X	X	
Elderly or senior citizen housing	X	X	X	§ 210-
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	SP*	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	

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Group family day care home	SP	X	X	§ 210-56B(6)
Home occupation, Class 1, occurring within principal dwelling	P	P*	X	
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	
Roof-mounted Solar Energy System in accordance with Article V, § 210-36	P	P	P	
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.	X	X	X	
Short-Term Rentals	SP*	X	X	
<b>NONRESIDENTIAL PRINCIPAL USES</b>				
Mixed Use Building (Commercial below, residence above)	X	SP*	SP*	
<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*	X	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	X	X	§ 210-56D(7)
Fire station	P*	X	P*	
Government office or meeting hall, including Town of Union Vale municipal uses	P*	P*	P*	
Hospital	X	X	X	
Life care community	X	X	X	
Membership club (limited to 2,500 sf footprint)	SP*	SP*	X	§ 210-56D(9)
Museum or library (limited to 2,500 sf of footprint)	P*	X	X	
Nursery school	SP*	SP*	X	§ 210-56D(11)
Nursing home	X	X	X	
Performing arts center	X	X	X	
Post office	P*	P*	X	
Spectator recreation facility	X	X	X	
Transfer station	X	X	X	
<b>Retail, Office, Service and Entertainment Uses and Establishments</b>				
Animal hospital	X	SP*	X	§ 210-56E(1)
Bank, including drive-through	P*	P*	X	
Bar or tavern	SP*	P*	X	

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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*	
Catering facility or banquet hall	SP*	X	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)
Convenience store	SP*	SP*	X	§ 210-56E(5)
Delicatessen	SP*	SP*	X	
Diner or luncheonette	P*	P*	X	
Food and/or grocery store < 4000 square feet	X	SP*	X	§ 210-56E(17)
Florist and nursery sales	P*	P*	X	
Funeral home	P*	SP*	X	
Gallery	P*	P*	X	
Gasoline station; automobile service facility; public or commercial garage	SP*	X	X	§ 210-56E(6)
Gift shop	P*	P*	X	
Home furnishing and/or appliance sales	X	P*	X	
Hotel or motel	X	X	X	§ 210-56E(7)
Inn	X	SP*	X	
Kennel	X	X	X	
Laundromat or self-service laundry	X	X	X	
Medical, dental or health clinic	P*	P*	X	
Movie theatre	X	X	X	
Movie House	X	SP*	X	
Nightclub	X	X	X	
Office building	P*	P*	SP*	
Office park	X	X	X	§ 210-56E(10)
Personal service business or use	P*	P*	X	
Professional office	P*	P*	X	See business office
Recreational vehicle park	X	X	X	
Restaurant	P*	P*	SP*	
Restaurant, with drive-in facility	X	X	X	§ 210-56E(11)
Retail business, store or specialty shop not more explicitly listed within this Schedule	SP*	SP*	X	
Riding academy	X	X	X	§ 210-56E(12)
Shopping center	X	X	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	X	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	See below for solar battery storage
Commercial composting facility	X	X	X	
Communication tower and personal wireless service facilities	-SP*	SP*	SP*	By Town Board § 210-51 and 210-57
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	

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Laboratory	X	SP*	X	
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	
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, outdoor sidewalk sales or outdoor seating, and other appurtenances	P*	P*	P*	Subject to design standards of TC Attachment 3
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	SP*	X	§ 210-42
Ground-mounted solar system, subject to §§ 210-36; 210-14; 210-17 and 210-56G(6)	SP*	X	SP*	§ 210-56G(6)
Roof-mounted Solar Energy System in accordance with Article V, § 210-36 <sup>1</sup>	P	P	P	
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.	X	X	X	
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	P	SP	P	
Private garage or yard sale	P	X	X	
Temporary building for construction or development purposes	P	P	P	

<sup>1</sup> All roof-mounted solar panels associated with commercial structures in the TC district shall meet all design standards of Attachment 3 to mitigate adverse impacts to building design and architecture.