

# ZONING

## 210 Attachment 3

### Town Code of the Town of Union Vale

#### Chapter 210

# ZONING

## District Schedule of Use Regulations / Residential Districts [Amended 3-11-2010 by L.L. No. 12-2010; 8-15-2013 by L.L. No. 2-2013; 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
	RD10	RA5	RA3	R1.5	R1	H	
<b>RESIDENTIAL SUBDIVISION AND OTHER LAND DEVELOPMENT TECHNIQUES</b>							
Individual lot development	P	P	P	P	P	P	
Airport residential subdivision	X	X	SP**	X	X	X	§ 210-54A
Average density subdivision	SP**	SP**	SP**	X	X	X	§ 210-54B
Conservation density subdivision	P**	P**	P**	P**	X	X	
Conventional subdivision	SP**	SP**	SP**	P**	P**	P**	§ 210-54C
Open area development	SP**	SP**	X	X	X	X	§ 210-54D
Residential cluster development	P**	P**	P**	P**	X	X	
Planned mixed use development	X	X	X	X	X	X	
<b>RESIDENTIAL PRINCIPAL USES</b>							
Single-family dwelling	P	P	P	P	P	P	
Two-family dwelling	SP*	SP*	X	X	X	P	§ 210-56A(2)
Multifamily dwelling	X	X	X	X	X	X	
Mobile home	X	X	X	X	X	X	
Mobile home park	X	X	X	X	X	X	
Boarding-, rooming or lodging house	X	X	X	X	X	SP*	§ 210-56A(4)
Community residence	P	P	P	P	P	P	
Elderly or senior citizen housing	SP*	SP*	SP*	X	X	X	§ 210-56A(5)
Enriched housing for the elderly	SP*	SP*	SP*	X	X	X	§ 210-56A(6)
<b>RESIDENTIAL ACCESSORY USES</b>							
Customary accessory use or structure incidental to permitted or special permit use	P	P	P	P	P	P	
Accessory apartment within single-family dwelling	SP	SP	SP	SP	SP	SP	§ 210-56B(1)
Accessory apartment within separate nondwelling structure	SP	SP	SP	SP	SP	SP	§ 210-56B(2)
Caretaker's cottage	SP	SP	SP	X	X	X	§ 210-56B(3)

UNION VALE CODE

Structure / Land Use	Zoning Districts						SP Reference
	RD10	RA5	RA3	R1.5	R1	H	
Family day care home, more than three children	SP	SP	SP	SP	SP	SP	§ 210-56B(4)
Ground-mounted solar system less than 400 square feet	P	P	P	P	P		§ 210-56B(10)
Ground-mounted solar system greater than 400 square feet	SP	SP	SP	SP	SP		§ 210-56B(10)
Guest cottage	SP	SP	X	X	X	X	§ 210-56B(5)
Group family day care home	SP	SP	SP	SP	SP	SP	§ 210-56B(6)
Home occupation, Class 1, within principal dwelling	P	P	P	P	P	P	
Home occupation, Class 2, within accessory structure and/or including outdoor storage	SP	SP	SP	X	X	X	§ 210-56B(7)
Private stable	P	P	P	P	P	P	
Private airstrip or heliport	X	X	X	X	X	X	
Roadside stand	SP	SP	SP	X	X	X	§ 210-56B(8)
Roof-mounted solar system, subject to §§ 210-14, 210-17 and 210-36	P	P	P	P	P		§ 210-56B(10)
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, § 210-56B(9) of this chapter.							
<b>NONRESIDENTIAL PRINCIPAL USES</b>							
<b>Agriculture, Conservation and Open Space Uses</b>							
Agriculture	P	P	P	P	P	P	
Camp or campground	SP*	SP*	X	X	X	X	§ 210-56C(1)
Conservation use	P	P	P	P	P	P	
Farm	P	P	P	P	P	P	
Golf course and/or country club	SP*	SP*	SP*	X	X	X	§ 210-56C(2)
Hunting and/or fishing club	SP*	SP*	SP*	X	X	X	§ 210-56C(3)
Other forestry management uses	P	P	P	P	P	P	
Private outdoor recreation facility, including uses such as skiing, skating, picnicking and outdoor camping	SP*	SP*	SP*	X	X	X	§ 210-56C(4)
Public park, recreation area or trail system	P*	P*	P*	P*	P*	P*	
Timber harvesting, commercial logging	SP*	SP*	SP*	X	X	X	§ 210-56C(5)
<b>Institutional Uses and Community Services, Facilities and Uses</b>							
Alternate care facility	SP*	X	X	X	X	X	§ 210-56D(1)
Congregate care facility	SP*	X	X	X	X	X	§ 210-56D(2)
Cemetery, including mausoleum	SP*	SP*	SP*	SP*	SP*	SP*	§ 210-56D(3)
Child day-care center	X	X	X	X	X	X	
Church or other place of religious worship	SP*	SP*	SP*	SP*	SP*	SP*	§ 210-56D(5)
Crematorium	X	X	X	X	X	X	
Day camp	SP*	SP*	SP*	X	X	X	§ 210-56D(6)
Educational institution, i.e., school for elementary, secondary or higher education	X	X	SP*	X	X	X	§ 210-56D(7)
Fire station	P*	P*	P*	P*	P*	P*	
Government office or meeting hall	P*	X	X	X	X	X	
Hospital	X	X	X	X	X	X	

## ZONING

Structure / Land Use	Zoning Districts						SP Reference
	RD10	RA5	RA3	R1.5	R1	H	
Life care community	SP*	X	X	X	X	X	§ 210-56D(8)
Membership club	X	X	X	X	X	X	
Museum or library	X	SP*	SP*	X	X	SP*	§ 210-56D(10)
Nursery school	X	X	SP*	X	X	X	§ 210-56D(11)
Nursing home	SP*	X	X	X	X	X	§ 210-56D(12)
Performing arts center	X	X	X	X	X	X	
Post office	X	X	X	X	X	P*	
Spectator recreation facility	X	X	X	X	X	X	
Transfer station	X	X	X	X	X	X	
<b>Retail, Office, Service and Entertainment Uses and Establishments</b>							
Animal hospital	SP*	SP*	X	X	X	X	§ 210-56E(1)
Bank, including ATM	X	X	X	X	X	X	
Bar or tavern	X	X	X	X	X	X	
Bed and breakfast establishment, more than two (2) guest rooms	SP*	SP*	SP*	X	X	SP*	§ 210-56E(2)
Boarding stable	SP*	SP*	SP*	SP*	SP*	SP*	§ 210-56E(3)
Building material supply and sales	X	X	X	X	X	X	
Business office	X	X	X	X	X	X	
Business service office or shop	X	X	X	X	X	X	
Car wash	X	X	X	X	X	X	
Catering facility or banquet hall	X	X	X	X	X	X	
Coffee shop or tea room	X	X	X	X	X	P*	
Commercial amusement, entertainment and/or recreation facility	X	X	X	X	X	X	
Commercial nursery	X	X	X	X	X	X	
Conference center	SP*	SP*	SP*	X	X	X	§ 210-56E(4)
Convenience store	X	X	X	X	X	X	
Delicatessen	X	X	X	X	X	SP*	
Diner or luncheonette	X	X	X	X	X	X	
Food and/or grocery store	X	X	X	X	X	X	
Florist and nursery sales	X	X	X	X	X	X	
Funeral home	X	X	X	X	X	X	
Gallery	X	X	X	X	X	SP*	
Gasoline station; automobile service facility; public or commercial garage	X	X	X	X	X	X	
Gift shop	X	X	X	X	X	SP*	
Home furnishing and/or appliance sales	X	X	X	X	X	X	
Hotel or motel	X	X	X	X	X	X	
Inn	SP*	SP*	SP*	X	X	X	§ 210-56E(8)
Kennel	SP	X	X	X	X	X	§ 210-56E(16)
Laundromat or self-service laundry	X	X	X	X	X	X	
Medical, dental or health clinic	X	X	X	X	X	X	
Movie theatre	X	X	X	X	X	X	
Nightclub	X	X	X	X	X	X	
Office building	X	X	X	X	X	X	
Office park	X	X	X	X	X	X	
Personal service business or use	X	X	X	X	X	SP*	
Professional office	X	X	X	X	X	SP*	
Recreational vehicle park	X	X	X	X	X	X	
Restaurant	X	X	X	X	X	X	
Restaurant, fast food or drive-in facility	X	X	X	X	X	X	

UNION VALE CODE

Structure / Land Use	Zoning Districts						SP Reference
	RD10	RA5	RA3	R1.5	R1	H	
Retail business, store or specialty shop not more explicitly listed within this Schedule	X	X	X	X	X	X	
Riding academy	SP*	SP*	SP*	X	X	X	§ 210-56E(12)
Shopping center	X	X	X	X	X	X	
Veterinarian's office	SP*	SP*	X	X	X	X	§ 210-56E(14)
Vocational trade or specialty school, or other school providing specialized non-academic instruction	X	X	X	X	X	X	
<b>Commercial, Light Industrial and Transportation Uses and Establishments</b>							
Airport	X	X	X	X	X	X	
Airport-related principal uses as specifically listed at Article V, § 210-47B(2)	X	X	X	X	X	X	
Automobile body shop	X	X	X	X	X	X	
Automobile rental and/or sales	X	X	X	X	X	X	
Bulk fuel storage and/or distribution facility	X	X	X	X	X	X	
Commercial composting facility	X	X	X	X	X	X	
Communication tower and personal wireless service facilities	SP*	X	X	X	X	X	§ 210-57
Contractor's yard	X	X	X	X	X	X	
Equipment rental and/or sales	X	X	X	X	X	X	
Extractive operation, including soil mining	SP*	SP*	SP*	SP*	SP*	X	§ 210-56F(4)
Junkyard; motor vehicle junkyard	X	X	X	X	X	X	
Laboratory	X	X	X	X	X	X	
Landfill, construction or demolition	X	X	X	X	X	X	
Landfill, sanitary	X	X	X	X	X	X	
Light industrial park	X	X	X	X	X	X	
Light industry or manufacturing, including associated office and storage facilities	X	X	X	X	X	X	
Public or franchise utility station	X	X	X	X	X	X	
Public or franchise utility garage and/or storage yard	X	X	X	X	X	X	
Repair and/or machine shop	X	X	X	X	X	X	
Sawmill and related facilities	X	X	X	X	X	X	
Self-storage warehouse	X	X	X	X	X	X	
Service business office or shop	X	X	X	X	X	X	
Trade shop	X	X	X	X	X	X	
Trucking terminal	X	X	X	X	X	X	
Warehouse or distribution facility independent of production facilities	X	X	X	X	X	X	
Wholesale business establishment	X	X	X	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*	P*	P*	P*	
Accessory dwelling unit incidental to permitted business or institutional use	SP*	SP*	SP*	SP*	SP*	SP*	§ 210-56G(1)
Housing for farm principals and employees	SP	SP	SP	SP	SP	SP	§ 210-56G(2)

## ZONING

Structure / Land Use	Zoning Districts						SP Reference
	RD10	RA5	RA3	R1.5	R1	H	
Farm industry	SP	SP	SP	X	X	X	§ 210-56G(3)
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, § 210-56B(9) of this chapter.							
Uses accessory to golf course and/or country club	SP*	SP*	SP*	X	X	X	§ 210-56G(4)
Uses accessory to airport or airport-related uses, as listed within Article V, § 210-47B(2)	X	X	X	X	X	X	
<b>TEMPORARY USES</b>							
Carnival, fair, flea market or similar event (off-premises)	P	P	P	X	X	X	
Carnival, fair, flea market or similar event (on-premises)	P	P	P	P	P	P	
Private garage or yard sale	P	P	P	P	P	P	
Temporary building for construction or development purposes	P	P	P	P	P	P	