

SCHEDULE 2
DISTRICT REGULATIONS-USE SCHEDULE

District	Permitted Uses	Special Uses
<p>R-1</p>	<p>High Density Residential</p> <p>Accessory Apartment within a Single-Family Dwelling Accessory Uses to Any Permitted Use Bed and Breakfast* Commercial Logging Family Day Care In-Home* Farm Market & Related Uses greater than 500 square feet* Manufactured Homes Minor Home Occupation* One-Family Dwellings Parking, Municipal* POD'S Public Utility Facilities and Essential Services* Temporary Dwelling Units, less than 30 days Temporary Farm Stands, less than 500 square feet Three-Family Dwellings* Two-Family Dwellings</p>	<p>Libraries* Health Care Institutions* Low Impact Health Care Practice* Major Home Occupation* Multi-Family Dwellings* Places of Worship* Private Educational Facilities* Public Buildings* Recreation, Public* Telecommunication Facilities* Temporary Dwelling Units/Construction, greater than 30 days*</p>

**SCHEDULE 2
DISTRICT REGULATIONS-USE SCHEDULE**

District	Permitted Uses	Special Uses
R-2 Medium Density Residential	Accessory Apartment within a Single-Family Dwelling Accessory Apartment in an Accessory Structure to Single-Family Dwelling* Accessory Uses to Any Permitted Use Bed and Breakfast* Commercial Logging Family Day Care In-Home* Libraries* Manufactured Homes Minor Home Occupation* One-Family Dwellings Places of Worship* POD'S Private Stable Public Buildings* Recreation, Public* Public Utility Facilities and Essential Services* Temporary Dwelling Units, less than 30 days Temporary Farm Stands, less than 500 square feet Three-Family Dwellings* Two-Family Dwellings	Cemetery* Health Care Institutions* Low Impact Health Care Practice* Major Home Occupation* Multi-Family Dwellings* Museum, Galleries, and Performance Center* Nonprofit Club or Recreation Center* Private Educational Facilities* Telecommunication Facilities* Temporary Dwelling Units/Construction, greater than 30 days*

IMPORTANT NOTES IN REGARD TO TABLE 2, SCHEDULE OF USES:

- **All Permitted Uses, Special Uses, and other zoning approvals require a zoning Certificate of Compliance.**
- **All Uses not listed as Permitted or Special Uses in a District shall be considered Prohibited Uses.**
- ***All New Uses, except those listed in Section 1.6, Exemption, of this Zoning Law require Site Plan Review.**
- **Signs are Permitted or Prohibited, as per Section 7.7, Signs, of this Zoning Law.**
- **Other development standards may apply to those uses that are permitted by right (Designs Standards, Performance Standards, etc.). Please refer to Sections 2.7, Article 7, and Article 8 of this Zoning Law.**

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District	Permitted Uses	Special Uses
R-3 Low Density Residential	Accessory Uses to Any Permitted Use Agritourism/Farm Stay* Bed and Breakfast* Commercial Logging Family Day Care In-Home* Farm and Agricultural Uses, except CAFO Farm Market & Related Uses, greater than 500 square feet* Farm Worker Housing* Forest Management Areas Libraries* Manufactured Homes Minor Home Occupation* One-Family Dwellings Outdoor Wood Boilers Places of Worship* POD'S Private Stable Public Buildings* Recreation, Public* Public Utility Facilities and Essential Services* Temporary Dwelling Units, less than 30 days Temporary Farm Stands, less than 500 square feet Two-Family Dwellings	Agricultural Processing Facility, Small-Scale* Aircraft Landing Strip/Heliport* Brewery/Distillery/Winery* Commercial Recreation* Equine Operation, Commercial* Excavation & Mining (limited to 750 cubic yards or less per year) * Forestry Uses and Structures* Golf Course or Driving Range* Intensive Agricultural Operation (CAFO)* Kennel, Commercial* Major Home Occupation* Manufactured Home Parks* Meat Packaging Facility, Small-Scale* Museum, Galleries, or Performance Center* Multi-Family Dwelling* Nonprofit Club or Recreation Center* Nursery or Garden Shop* Parking, Municipal* Private Educational Facilities* Seasonal Lodging Units* Stable, Commercial Horse* Telecommunication Facilities* Temporary Dwelling Units/Construction, greater than 30 days* Camps and Campgrounds* Veterinary Office or Animal Hospital* Wind Energy Facilities* Wind Measurement Towers Wind Turbines, Small*

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District	Permitted Uses	Special Uses
C	<p>Commercial</p> <p>Accessory Uses to Any Permitted Use Agritourism/Farm Stay* Car Wash* Commercial Event Facility* Commercial Logging Commercial Recreation* Convenience Market* Day Care Centers* Family Day Care In-Home* Farms and Agricultural Uses Farm Market & Related Uses, greater than 500 square feet* Forest Management Areas Gift, Antique, and Craft Shops* Greenhouse, Commercial* Laundromat or Dry-Cleaning Facility* Library* Low Impact Health Care Practice* Manufactured Homes Minor Home Occupation* Nonprofit Club or Recreation Center* Nursery or Gardenshop* Office* One-Family Dwellings Outdoor Wood Boilers Park and Ride* Parking, Commercial* Parking, Municipal* Places of Worship* POD'S Private Educational Facilities* Public Buildings* Recreation, Public* Public Utility Facilities and Essential Services* Restaurant and Taverns* Retail and Service Establishments* Retail and Service Establishments (Vehicle & Equipment) * Sales and Services of Agricultural Equipment* Self-Storage Facility* Temporary Dwelling Units, less than 30 days</p>	<p>Agricultural Processing Facility, Small-Scale* Aircraft Landing Strip/Heliport* Bed and Breakfast* Brewery/Distillery/Winery* Fuel Storage and Distribution* Electronic Display Sign* Distribution Center* Drive-through Associated with a Commercial Use* Equipment Storage, Trailer Rental or Sales Yards* Flea Market less than 4,000 Square Feet* Forestry Uses and Structures* Gasoline Filling Station* Health Care Institutions* Intensive Agricultural Operation (CAFO)* Kennel, Commercial* Light Industry* Lodging Facility/Resort* Major Home Occupation* Meat Packaging Facility, Small-Scale* Mixed Use (Residential and Business) * Multi-Family Dwellings* Museum, Galleries, or Performance Center* Research and Development* Shopping Center* Telecommunication Facilities* Temporary Dwelling Units/Construction, greater than 30 days* Three-Family Dwellings* Wind Energy Facilities* Wind Measurement Towers Wind Turbines, Small*</p>

	Temporary Farm Stands, less than 500 square feet Trucking Services* Two-Family Dwellings Veterinary Office or Animal Hospital* Warehouse and Storage Facilities* Wholesale Business with no outdoor storage*	
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District		Permitted Uses	Special Uses
CLI	Commercial Light Industrial	Greenhouse, Commercial* Light Industry* Office* Public Buildings* Nonprofit Club or Recreation Center* Nursery or Gardenshop* Parking, Commercial* Parking, Municipal* PODs Public Buildings* Recreation, Public* Retail and Service Establishments (Vehicle & Equipment) * Public Utility Facilities and Essential Services* Sales and Services of Agricultural Equipment* Self-Storage Facilities* Trucking Services* Warehouse and Storage Facilities* Wholesale Business with no outdoor storage*	Adult Entertainment Use* Agricultural Processing Facility, Small-Scale* Brewery/ Distillery/Winery* Bulk Fuel Storage* Distribution Center* Excavation and Mining (under DEC jurisdiction) * Forestry Uses and Structures* Gasoline Filling Station* Junkyards/Salvage Yard Meat Packaging Facility, Small-Scale * Research and Development* Telecommunication Facilities*

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District		Permitted Uses	Special Uses
PDD	Planned Development District	All uses must have approval of the Planning Board	

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District		Permitted Uses	Special Uses
FPD	Flood Protection Overlay District	One-Family Dwelling Farms and Agricultural Uses Temporary Farm Stand *Development must abide by District Standards, plus the supplementary regulations of the FPD	
District		Permitted Uses	Special Uses
SVD	Scenic Viewshed Overlay District	All uses in this Overlay Zoning District must abide by the underlying Zoning District Uses and Standards, plus the supplementary regulations of the Scenic Viewshed Overlay District.	
RPD	Riparian Buffer Protection Overlay District	All uses in this Overlay Zoning District must abide by the underlying Zoning District Uses and Standards, plus the supplementary regulations of the Riparian Buffer Protection Overlay District.	
RSD	Ridgeline Overlay District	All uses in this Overlay Zoning District must abide by the underlying Zoning District Uses and Standards, plus the supplementary regulations of the Ridgeline Overlay District.	

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