

**Section 340: Land Use Regulations: Activity Types**

An Activity consists of the non-tangible functions and operations of an individual, family, firm, or other social institution or enterprise. Activities are placed into six general classes of Activity Types: Residential (Section 341); Civic (Section 342); Commercial (Section 343); Industrial (Section 344); Agricultural (Section 345); and Extractive (Section 346).

Activities that make up these general classes of activity types are not listed individually but are grouped according to their shared operational characteristics: similar economic function, locational needs, traffic generation characteristics, parking needs, and external effect on nearby activities. The groupings of specific activities into operationally defined yet open-ended classes are called activity types: a description of each activity type appears in the table.

The code regulates development in terms of activity types rather than individually described activities. It is intended that all activities fit into one or another activity type class. It is the Code Enforcement Officer's responsibility to place an applicant's proposed activity into an activity type class and thereby determine whether it is a permitted activity type or not. The activity type classes are not exclusive: an enterprise can comprise a combination of activity types.

The entries in the table are symbols with the following meanings. The Zones, Facility Types and Activity Types are:

Residential Zone	R	Allowed without permit:	A
Agricultural Zone	AG	Permitted only in PUD:	PUD
Flood Hazard Zone	FH	Permit required:	P
Commercial Zone	C	Site Plan Review required:	S
Conservation Combining Zone	CC	Not allow in zone:	NO

**Section 341: Residential Activities**

Residential Activities include the usual routines of human habitation, but exclude institutional arrangements (as in nursing homes, hospitals, and prisons) and primarily transient arrangements (as in hotels and motels). The Residential Activities class comprises the following three activity types:

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
341.01 Household Residential Activity: occupancy of housing accommodations on a permanent (longer than one month) basis by a household, including the activities normally found in houses, apartment houses, and rectories, including gardening and keeping of pets. The activity may also include day care for pay for as many as two children.		A	A	NO	A
341.02 Rooming House Residential Activity: occupancy of rooming unit housing accommodations on a permanent (longer than one month) basis, including the activities normally found in rooming houses, boarding houses, and licensed group homes for 6 or fewer people.		S	S	NO	S
341.03 Group Home Residential Activity: occupancy of housing accommodations on a permanent (longer than one month) basis by a group of unrelated people, including the activities normally found in fraternity houses, dormitories, and licensed group homes for more than 6 people.		NO	S	NO	S

**Section 342: Civic Activities**

Civic Activities involve the provision of a public, educational, recreational, cultural, medical, or similar service, usually performed by a governmental or quasi-public institution. The Civic Activities class comprises the following activity types:

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
342.01 Community Education: public, private, or parochial elementary, junior high and senior high schools; kindergartens, preschools, boarding schools, orphanages.		NO	S	NO	S
342.02 Non-assembly Cultural Activity: public or private nonprofit museums, art galleries, libraries, and observatories.		S	S	NO	S
342.11 Day Care Homes: care of 1 to 5 children away from their own home but in a household residence, for 5 to 34 hours per week.		A	A	NO	P

342.12 Day Care Center: care of 6 or more children away from their own home for more than 3 to 34 hours per week; may take place in a household residence or a non-residential facility.	P	P	NO	S
342.13 Special Child-Care: care, training, and education of children with physical, perceptual, medical, or emotional conditions, which require special facilities and staff, not included in the public school system.	S	S	NO	S
342.21 Congregate Care Homes: senior living centers, public homes (County Home), and similar institutions with two or more residents, not primarily for health care.	NO	S	NO	S
342.22 Health Related Care Homes: intermediate health care institutions licensed by the state to provide a relatively low level of non-acute health care, a lower level of health care than provided by a nursing home.	S	S	NO	S
342.23 Nursing Homes: skilled nursing activities, institutions licensed by the state to provide non-acute health care, a lower level of healthcare than provided by a hospital.	NO	S	NO	S
342.24 Hospital: health clinics and hospitals, institutions giving acute health care, activities, which employ health professionals and are regulated by the NYS Department of Health.	NO	S	NO	S
342.31 Group Assembly: churches, private clubs, union halls, fraternal organizations, recreation centers, and similar activities involving assembly of fewer than 50 persons at one time; not public assembly according to the NYS Bldg. Code.	NO	S	NO	S
342.32 Community Assembly: churches, private clubs, union halls, fraternal organizations, recreation centers, and similar activities involving assembly of 50 or more persons at one time; public assembly according to the NYS Bldg. Code (excludes larger stadiums and sports arenas).	NO	S	NO	S
342.33 Recreational Camping: day camp or short-term overnight camping, including picnicking, swimming, hiking, or similar activities, but not including educational or religious programs or public assembly.	A	A	A	S

Village of Freeville Land Use and Development Code  
Article 3: Land Use Regulations

342.34 Educational, Training, or Religious Camp: day camp or short-term overnight camping, including picnicking, swimming, hiking, riding, or similar activities, and featuring educational, training, or religious programs which may include public assembly.	S	A	A	S
342.41 Essential Service Civic Activity: maintenance and operation of parks and playgrounds, private streets, cemeteries, and polling places.	A	A	A	S
342.42 Administrative Civic Activity: public or parochial administrative offices.	S	S	NO	S
342.43 Vehicular Civic Activity: police and fire stations, bus terminals, fleet garages, post offices, and similar activities.	S	S	NO	S
342.44 Utility Civic Activity: electric and pipeline substations and pumping stations, waterworks, sewage treatment plants, solid waste transfer stations, sanitary landfills, and similar activities.	NO	S	S	S
342.45 Communication Civic Activity: telephone or other communication switching activities, publicly licensed or regulated radio or television transmission or receiving tower or antenna field activities, and similar activities.	S	S	S	S
342.51 Extensive Impact Civic Activity: airports, stadiums, arenas, downhill ski areas, zoos, motor vehicle racing or other vehicular competition activities, and other activities with a similarly wide potential impact on the surrounding area.	NO	NO	NO	NO

**Section 343: Commercial Activities**

Commercial Activities are privately operated, profit-seeking activities, other than those of an industrial, agricultural, or extractive nature, and typically involve the sale of goods or provision of services. The Commercial Activities class comprises the activities listed below. They are grouped according to general operational characteristics, such as, of effects on their surroundings, the need for off street parking and loading space, and the need for business signs.

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
343.10 General Retail Sales: retail sale of goods, other than food and small convenience items, for personal or household use. E.g.: apparel store, department store, furniture store or home appliance store (may include appliance repair), variety store, retail greenhouse: excludes sale of motor vehicles or building materials.		NO	S	NO	S
343.11 Agriculture Service: sale of services and supply to agricultural enterprises. E.g.: bulk feed sales, farm machinery repair shop, farm machinery retail.		NO	S	NO	S
343.12 Convenience Grocery: retail sales of a limited line of groceries, primarily beverages and prepared foods; sometimes includes delicatessen; excludes motor fuel.		NO	S	NO	S
<b>343.20 Repair and Cleaning Service Commercial Activities:</b>					
	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
343.21 Repair Service: repair of personal apparel or of household appliances and similar items. E.g.: small appliance repair, TV repair, electric motor repair: excludes repair of internal combustion engines, large household appliances, or furniture.		S	S	NO	S
343.22 Furniture and Appliance Repair: furniture stripping, refinishing, upholstery, cleaning, or otherwise repairing furniture, and repair of large household appliances.		S	S	NO	S
343.23 Apparel Cleaning: dry cleaning or laundry service for clothing, bedding, draperies, carpets, industrial wiping clothes, and similar items; may include repair. E.g.: diaper service, bachelor laundry, and industrial uniform service.		S	S	NO	S

**343.30 Business Service and Administration Commercial Activities:**

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
343.31 Administrative Commercial Activity: executive, management, administrative, or clerical activity of a firm. E.g.: corporate headquarters, branch office, data storage center.		S	S	NO	S
343.32 Business Service: services of a clerical, goods brokerage, or minor processing nature offered primarily to firms. E.g.: printing service, secretarial service, copy service, wholesaler without stocks.		S	S	NO	S
343.33 Retail Business Supply: sale of office equipment and similar supplies directly to firms and other organizations using them. E.g.: barber equipment and supply, hotel or office equipment and supply.		NO	S	NO	S
343.34 Research Service: research of an industrial or scientific nature conducted by a producing firm or offered as a commercial service. E.g.: commercial testing lab, research center for a manufacturing firm; excludes medical testing and routine quality control product testing.		NO	S	NO	S
343.35 Communication Service: production of recordings, films, programs for broadcast, or printing items such as brochures, magazines, newspapers, or books. E.g.: radio or television studio, recording studio, newspaper or magazine office (except printing), advertising design and layout studio.		S	S	NO	S

**343.40 Goods Handling Commercial Activities:**

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
343.41 General Wholesale Sales: storage and wholesale of goods, as well as storage of goods to be delivered to retail outlets of the same firm. E.g.: wholesale apparel supply, warehouse for supermarket chain, beverage distributor.		NO	NO	NO	NO
343.42 Transport and Warehousing: freight handling, shipping, and warehousing services offered to other firms or to the public. E.g.: household goods moving and storage service, public warehouse, trucking firm warehouse.		NO	NO	NO	NO

**343.50 Group Service Commercial Activities:**

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
343.51 Group Entertainment: recreation or entertainment services offered to assembled groups of persons. This activity type is usually found in enclosed non-residential facilities. E.g.: dance hall, night club, theater, roller skating rink.		NO	NO	NO	S
343.52 Training or General Education: training in specific skills or general education offered to assembled groups or persons by other than a public or civic enterprise. E.g.: secretarial training, trade union training center, self-improvement classes, dance instruction, gymnastics training, karate school, music instruction.		S	S	NO	S
343.53 Group Outdoor Recreation: outdoor recreation or training in outdoor recreation skills, including related equipment rental, sales, and service and animal care. This activity type usually uses extensive open areas or large arenas. E.g.: riding academy or commercial stable, cross-country skiing center, canoeing center.		S	S	S	S

**343.60 Vehicle Sales or Rental Commercial Activities:**

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
343.61 Vehicle Sales or Rental: retail or wholesale sales or rental of motor vehicles. E.g.: car rental, new or used car dealer, truck or trailer rental, snowmobile or motorcycle sales.		NO	NO	NO	S
343.62 Camper Sales: sale and service of self-propelled camper vehicles, camper trailers, camper caps, and similar items.		NO	NO	NO	S
343.63 Mobile Home Sales: display and sales of mobile homes whether associated with a mobile home park or not. Transport and set-up service may be included. Mobile home sales or brokerage without stocks is not included in this activity type.		NO	NO	NO	NO
343.64 Boats and Boating Equipment Sales and Service: display and sale of new or used boats and equipment as well as servicing of boats and boat motors, and boat storage.		NO	NO	NO	S

**343.70 Vehicle Service Commercial Activities**

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>F/H CC</b>	<b>C</b>
343.71 Vehicle Servicing: maintenance and minor repairs to vehicles, retail sale of tires, lubricants, and accessories, but not including fuel sales. E.g.: vehicle radio and similar equipment installation.		NO	S	NO	S
343.72 Vehicle Repair: major repair service, including rustproofing, modification, and installation of accessories in motor vehicles. E.g.: muffler shop, body shop, vehicle glass replacement, vehicle upholstery shop, snowmobile, or motorcycle repair shop.		NO	S	NO	S
343.73 Vehicle Cleaning: cleaning of cars, trucks, busses, and other vehicles. E.g.: self-service car wash, mechanized car wash, washes and wax service.		NO	S	NO	S
343.74 Vehicle Fee Parking: vehicle parking, available to the general public on a fee basis.		NO	NO	NO	NO
343.75 Vehicle Fuel Sales: retail sales of motor fuels, including storage of fuel for sale in underground tanks. Also includes storage and sale of kerosene, white gas, and similar fuels.		NO	NO	NO	S

**343.80 Traveler's Service Commercial Activities:**

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
343.81 Traveler's Habitation Commercial Activity: provision of living accommodations on a primarily short-term basis. E.g.: hotel, motel.		S	S	NO	S
343.82 Tourist's Camping Commercial Activity: provision of facilities and services for short-term tent or vehicle camping, including picnicking, swimming, hiking, or similar activities, but not including educational or religious programs or group assembly, operated as a profit-seeking enterprise.		NO	NO	NO	NO
343.83 Tourist Homes Bed & Breakfast: provision of living accommodation used more than 14 days per year. E.g.: tourist home, hostile, vacation rental.		S	S	NO	S

**343.90 Miscellaneous Commercial Activities:**

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
343.91 Animal Care: care, treatment, breeding, or boarding of animals. E.g.: animal hospital, animal boarding service.		S	S	NO	S
343.92 Building and Yard Service: installation, servicing, and repair of all types of mechanical and electrical systems for buildings (e.g., plumbing, water system, heating, air conditioning, septic system contractors), exterior signage (e.g., custom sign contractors), and landscaping (e.g., tree service, landscape contractors). Place of business typically has office, machinery storage, workshop, and/or display of goods, although most or all work is done away from the place of business.		S	S	NO	S
343.93 Construction Sales Commercial Activity: retail or wholesale sale of building materials as well as incidental material storage activities performed by a building contractor or similar enterprise on a lot other than the construction site. E.g.: building materials retailer or wholesaler, lumber yard, brick yard.		S	S	NO	S
343.94 Deposit Can and Bottle Redemption Center: receiving, repaying deposit on, sorting, packaging, and shipping deposit beverage bottles and cans; sometimes in conjunction with a beverage retail outlet.		NO	NO	NO	S
343.95 Construction Storage as well as incidental material storage activities performed by a building contractor or similar enterprise on a lot other than the construction site. E.g.: storage of contracted materials in an accessory building.		S	S	NO	S

**Section 344: Industrial Activities**

Industrial activities are usually privately operated, profit-seeking activities involving on-site manufacturing, processing, or assembly of goods. The activity types are defined in terms of potential for nuisance impact on their surroundings. The industrial activities class comprises the following activity types:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
344.01 Custom Manufacturing: nuisance-free, usually labor intensive manufacture of small, precision, or custom-designed or custom-fitted items. E.g.: jewelry making or other handicraft, custom clothing manufacture, craft pottery.		S	S	NO	S
344.02 Light Manufacturing: manufacturing typically having few if any nuisance characteristics. E.g.: non-custom clothing manufacture, cabinet making, welding and small metal products manufacture, sheet metal shop, scientific instrument, manufacture, computer component manufacture and/or assembly.		S	S	NO	S
344.03 General Manufacturing: manufacturing which typically has moderate nuisance characteristics. E.g.: electrical equipment manufacture, wood planning, food processing, boat building, meat cutting, brewery, glass manufacture, large metal goods fabrication.		NO	NO	NO	S
344.04 Heavy Manufacturing: manufacturing which typically has heavy nuisance characteristics. E.g.: petroleum refining, slaughtering of animals, chemical manufacture, sawmilling, asphalt manufacture, concrete batching.		NO	NO	NO	NO
344.05 Salvage and Scrap Processing: salvage of machinery parts and storage, processing, and sale of scrap or used materials. E.g.: recycling plant, scrap metal processor, paper and rag processor, and vehicle salvage yard.		NO	NO	NO	NO
344.06 Commercial Storage of Volatile and Hazardous Substances: storage, for the purpose of sale or distribution, of substances which would be hazardous to the community if released into the environment or which constitute a fire hazard.		NO	NO	NO	NO

**Section 345: Agricultural Activities.**

Agricultural activities include production of plants and animals and plant and animal products in many different combinations and at many different scales of operation, from household poultry flocks to hobbies to full scale business agriculture. The agricultural activities class comprises the following types:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
345.01 Household Livestock Production: production of livestock and livestock products by a household for use by the household conducting the activity.	A	A	NO	A	
345.02 Homestead Food and Fiber Production: production of crops, and related products by a household for the household's use, but including incidental commercial sales. These activities are normally part-time or subsistence, sometimes recreational, and primarily for household use, with commercial sale of produce not the primary purpose of the activity.	A	A	NO	A	
345.03 Commercial Farm Headquarters: handling, storage, and wholesale sale of farm products; keeping, feeding, breeding, milking, and other management of livestock; maintenance, storage, end use of agricultural machinery; processing of farm products for use on the same farm; and may include on-site retail sale of agricultural products. These activities are normally full-time commercial agricultural businesses conducted by a business entity.	S	S	NO	S	
345.04 Retail Agricultural Sales: retail sales of agricultural products in which the retail activity takes place on the same site and under the same management as the agricultural activity, which produced the agricultural products.	S	A	NO	S	
345.05 Field and Forest Productions: management of field, vineyard, or orchard crops, grazing of livestock, or woodlot or forest management activities. These activities are associated with household, homestead, or commercial agricultural activities but may be located some distance from the headquarters of those activities.	S	A	NO	S	
345.06 Poultry	P	A	NO	P	

**Section 346: Extractive**

Extractive include quarrying and mining activities for the production of sand, gravel, stone, ore, coal, salt, gas, oils, and other mineral products. The extractive activities class comprises the following types defined on the basis of the scale of operations.

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
346.01 United Extractive: open-pit mining of sand and gravel and quarrying of stone, secondary to other use of the land, to provide partial income for the landowner or operator.		NO	NO	NO	NO
346.02 Commercial Extractive Activity: commercial quarrying and mining for the production of sand, gravel, stone, ore, coal, salt, gas, oil, or other mineral products. This activity is a full-scale business operation conducted by a business entity and not incidental or secondary to any other use of the land.		NO	NO	NO	NO

**Section 347-349: reserved**

### **Section 350: Land Use Regulations: Facility Types**

A facility is a tangible building, structure, open area, or other physical object. Facilities are placed into five general classes of facility types:

- a. Site Improvements (Section 351),
- b. Non-residential Facilities (Section 352),
- c. Residential Facilities (Section 353),
- d. Accessory Facilities (Section 354),
- e. Signs (Section 355)

Facilities that make up these general classes of facility types are not listed individually, but are grouped according to their shared physical characteristics. These groupings of specific facilities into physically defined, yet open-ended classes are called facility types. This code regulates development in terms of facility types rather than individually described facilities. It is intended that all facilities fit into one or another facility type class. It is the Code Enforcement Officer's responsibility to place an applicant's proposed work into a facility type class and thereby determine whether it is a permitted facility type or not.

The facility type classes are not exclusive – a lot can have a combination of facility types on it and a single structure can comprise a combination of facility types.

**Section 351: Site Improvements**

Site Improvements are facilities which increase the usability of a lot and thereby increase the usability of other facilities on it. The Site Improvements class comprises the following facility types:

	<b>Zone:</b>	<b>R</b>	<b>AG</b>	<b>FH/ CC</b>	<b>C</b>
351.01 Public Utility: a facility provided on a fee or taxation basis by a public or quasi-public agency. E.g.: electrical service, public water service, public sewer service.		NO	S	S	S
351.02 Private Utility: a facility on the lot for the provision of water and disposal of sewage, all parts of which are normally underground. Specifically included is a well or septic system for one or as many as four lots.		S	S	S	S
351.03 Surface Modification: alteration to the surface of a lot for improving its usability. E.g.: grading, paving, dam, drainage ditch.		P	A	S	P

**Section 352: Non-Residential Facilities**

Non-residential Facilities are designed to accommodate non-residential activities: Civic (Section 342), Commercial (Section 343), Industrial (Section 344), Agricultural (Section 345), or Extractive Activity (Section 346) or combinations of those activities. General physical configuration is the basis for the following facility type classes:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
352.01 Enclosed Non-Residential Building: a non-residential facility comprising a structure with a roof and full perimeter walls pierced only by windows and customary entrances and exits.		S	P	S	S
352.02 Open Non-Residential Facility: an improved open area or structure with less than a roof and full perimeter walls, but excluding site improvements such as fencing, drainage, or grading to make the site more suitable for tilling, pasturage, forestry, or similar activity. E.g.: sales or storage yard, open shed, open campground.		NO	P	S	S
352.03 Drive-in Non-Residential Facility: a structure and open area so designed that customers can receive a service or purchase or consume a good while remaining in or near their car. E.g.: a drive-in restaurant or bank, drive-in theater		NO	NO	NO	S

**Section 353: Residential Facilities**

Residential Facilities are facilities designed to accommodate Residential Activities (Section 231), with rooms designed for sleeping, eating, etc. The Residential Buildings class comprises the following facility types:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
353.01 One-unit Residential Building: a building containing a single dwelling unit and no rooming units.		P	P	NO	P
353.02 Two-unit Residential Building: a building containing two dwelling units and no rooming units.		P	P	NO	P
353.03 Multiple-unit Residential Building: apartment houses or groups of buildings containing three or more dwelling units.		NO	S	NO	S
353.04 Rooming Unit Residential Building: a building containing one to five rooming units and (ordinarily containing one or two dwelling units as well).		S	S	NO	S
353.05 Mobile Home Residential Building: a factory-produced residential building transported to the site as a trailer or trailers, and containing one dwelling unit.		NO	S	NO	NO
353.06 Mobile Home Park: two or more mobile home residential buildings on a single lot.		PUD	PUD	NO	NO
353.09 Recreational Cabin: a residential building containing a rooming unit or a dwelling unit, conforming only to the minimum floor space requirement of a rooming unit, including sanitary facilities conforming to Health Department requirements.		P	P	NO	P
353.10 Permanent Camp Facility: a lot developed with cabins or tent sites and sanitary facilities conforming to Health Department requirements. Permanent kitchen, dining room, group assembly, and recreation facilities may also be included.		S	S	NO	NO

**Section 354: Accessory Facilities**

Accessory Facilities are facilities designed to accompany and complement a principal facility on the lot. The Accessory Facilities class comprises the following facility types:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
354.01 Material Storage Facility: a building or structure for storage or protection of yard maintenance equipment, firewood, or the like. E.g.: wood shed, machine shed.		P	A	S	P
354.02 Household Production Facility: a building or structure designed for home production of food, fiber, or other goods for home use. E.g.: animal shed and pen, smokehouse, stock fencing, garden structure, potting shed, arbor, greenhouse.		P	A	NO	P
354.03 Landscaping and Landscape Facility: plantings of shrubs, trees, ground covers, and grasses, fences, walls, pools, and fountains for the purpose of enhancing the appearance and livability of buildings and other facilities, visual or sound screening, windbreak, or stabilizing slopes. E.g.: lawn, decorative planting, hedge, opaque fence, fountain.		A	A	A	A
354.04 Utility Accessory Facility: structures for accommodating utility functions. E.g.: trash can enclosure, well house, solar collector.		P	P	NO	P
354.05 Recreation Facility: a building or structure for recreational activity. E.g.: gazebo, screenhouse, permanent swing set, playhouse, private noncommercial kennel, swimming pool.		P	P	S	P
354.06 Access Facility: cleared or paved area or structure for vehicular or pedestrian access to the buildings or structures on the lot. E.g.: loading dock, driveway, walkway (including steps).		P	P	S	P
354.07 Parking Facility: any facility for parking of automobiles and other vehicles. E.g.: garage, carport, paved parking area.		P	P	S	P

354.08 Dish Antenna Accessory Facility: a device comprising three main components, a large parabolic dish antenna, a low-noise amplifier, and a receiver, the purpose of which is to receive television, radio, microwave, or other electronic signals from orbiting satellites; also known as a satellite antenna, a satellite earth station, or a receive only antenna. A A A A

354.09 Receive/Transmit Antenna Tower Accessory Facility: a tower with receive and transmit antennas mounted on it (usually not of the parabolic dish type) typically employed by a business or public agency to communicate between a central office and mobile units associated with the central office. S S S S  
 E.g.: a repair business and its service trucks, police headquarters and police vehicles, central bus garage and the buses

**Section 355: Signs**

Signs include all devices and structures the primary purpose of which is to convey messages of identification or information. The signs class comprises the following facility types:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
355.01 Residential Sign: E.g.: name plate, keep out notice, or similar sign incidental to Residential Activity (see Section 341).		A	A	A	A
355.02 Special Sign: any sign not defined in any other section. E.g.: flagpole, memorial plaque, or warning sign, including any legally required sign.		A	A	A	A
355.03 Development Sign: any temporary sign announcing the sale or rental of a building under construction or a subdivision being developed, or identifying the architect, builder, or developer.		A	A	A	A
355.04 Realty Sign: any temporary sign announcing the sale or rental of an existing facility.		A	A	A	A
355.05 Civic Sign: any name plate, bulletin board, or similar sign relating to a Civic Activity (see Section 242). E.g.: temporary political, charity drive.		A	A	A	A

355.06 Business Sign: any sign identifying the firm or the services or products of a Commercial, Industrial, or Agricultural, located on the same lot. Also included is any sign with display surfaces less than 50 percent of which advertise services or products which do not constitute a predominant function of the firm.  
 E.g.: a sign advertising a soft drink brand at a grocery store, but also displaying the name of the store.

A A A A

355.07 Advertising Sign: any sign advertising a firm, service, or product which is not offered or produced on the same lot. Also included is any sign with display surfaces more than 50 percent of which advertises a service or product which does not constitute a predominant function of the firm, if any, on the lot.

A A A A

**Section 357: Land Use Regulations: Combined Facility/Activity Type Classes**

There are some activities which can be fully described only if the facility they occupy is included in the description: the Combined Facility Type/Activity Type Classifications. This is a special category of activities defined in terms of the type of facility occupied, the size of the enterprise conducting the activity, and its impact on the surroundings. They are small scale, low-traffic, low-visibility enterprises occupying facilities in areas where larger-scale enterprises would be unsuitable. Special restrictions are applied to these enterprises to ensure their impact will remain small. These include prohibiting exterior display of goods or open storage, restricting the number of nonresident employees, limiting business signs, limiting the amount of floor space used, etc.

**Section 358: Secondary Residential Activities (Home Occupations)**

The purpose of this classification is to identify those activities suitable as a secondary use of an occupied dwelling unit. Secondary uses shall occupy no greater than 40% of the floor space of the residence. No more than 3 employees residing outside the residence shall be employed. These are commonly known as 'home occupations' - business enterprises conducted in a dwelling unit the primary use of which is residential. The following activity types comprise home occupations:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
358.01 Medical Service: medical and dental private practitioners. E.g.: physician's office, dentist's office.		S	S	NO	S
358.02 General Personal Service: provision of personal services to individuals. E.g.: barbering, hairdressing, tailoring, individual music instruction, palmistry, photo studio; excludes medical and other professional services, repair, laundry, services provided to		S	S	NO	S

assembled groups, and provision of living accommodations.

358.03 Consultative and Financial Service: provision to individuals or firms of advice, designs, or information of a professional nature, or the transfer of money, legal instruments, or real estate. S S NO S

E.g.: architect's office, insurance agent's office, lawyer's office, real estate office; excludes medical and dental, laundry, repair, and wholesaling with stocks.

358.04 Repair Service: repair of personal apparel or of household appliances and similar items. S S NO S

E.g.: small appliance repair, TV repair, electric motor repair; excludes repair of internal combustion engines, large household appliances, or furniture.

358.05 Custom Manufacturing: nuisance-free, usually labor intensive manufacture of small, precision, or custom-designed or custom-fitted items. S S NO S

E.g.: jewelry making or other handicraft, custom clothing manufacture, craft pottery.

**Section 359: Adaptive Reuse Activities for Non-Residential Facilities**

The purpose of this classification is to identify those activities which are suitable for existing non-residential facilities which are typically nonconforming as to facility type but are otherwise suitable for a non-residential activity, or are unneeded or obsolete accessory buildings or agricultural buildings. Permitting this type of occupancy is intended to prevent waste of existing non-residential facilities while imposing standards of use and appearance on the facility which will safeguard the overall character of the neighborhood. This classification includes the following activity types:

	<u>Zone:</u>	<u>R</u>	<u>AG</u>	<u>FH/ CC</u>	<u>C</u>
359.01 General Personal Service: provision of personal services to individuals. E.g.: barbering, hairdressing, tailoring, individual music instruction, palmistry, photo studios excludes medical and other professional services, repair, laundry, services provided to assembled groups, and provision of living accommodations.	S	S	NO	S	
359.02 Repair Service: repair of personal apparel or of household appliances and similar items. E.g.: small appliance repair, TV repair, electric motor repairs	S	S	NO	S	

excludes repair of internal combustion engines, large household appliances or furniture.

359.03 Furniture and Appliance Repair: furniture stripping, refinishing, upholstery, cleaning, or otherwise repairing furniture, and repair of large household appliances.	S	S	NO	S
--	---	---	----	---

359.04 Custom Manufacturing: nuisance-free, usually labor intensive manufacture of small, precision, or custom-designed or custom-fitted items. E.g.: jewelry making or other handicraft, custom clothing manufacture, craft pottery.	S	S	NO	S
--	---	---	----	---

359.05 Light Manufacturing: manufacturing typically having few if any nuisance characteristics. E.g.: non-custom clothing manufacture, cabinet making, welding and small metal products manufacture, sheet-metal shop, scientific instrument manufacture, computer component manufacture and/or assembly.	S	S	NO	S
--	---	---	----	---



**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> (see Sec. 802) <b>SP = Special Use Permit Required</b> (see Sec. 803) <b>N = Not Permitted</b> <b>* = Site Plan Review Required</b> (see Sec.701) <b>Z = Zoning Permit Required</b>	<b>RURAL AGRICULTURE</b>	<b>LAKESHORE</b>	<b>RESIDENTIAL - LOW DENSITY</b>	<b>RESIDENTIAL - MODERATE DENSITY</b>	<b>RESIDENTIAL - MIXED USE</b>	<b>COMMERCIAL - MIX USE</b>	<b>COMMERCIAL - GENERAL BUSINESS</b>	<b>INDUSTRIAL / RESEARCH</b>
<b>LAND USE OR ACTIVITY</b>	<b>RA</b>	<b>L1</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>B1</b>	<b>B2</b>	<b>IR</b>
<b>A. RESIDENTIAL USES</b>								
1. Dwelling, one-family	P	P	P	P	P	P	P	N
2. Dwelling, two-family	P	P	P	P	P	P	P	N
3. Dwelling, conversion of existing building into three or four dwelling units	SC* 802.11	N	N	P*	SC* 802.11	P*	P*	N
4. Dwelling, multi-family including apartments and condominium	SC* 802.11	N	N	P*	P*	P*	N	N
5. Dwelling, townhouse	P*	N	N	P*	P*	P*	P*	N
6. Retirement housing	P*	P*	P*	P*	P*	P*	SP* 803.2.1	N
7. Congregate housing	P	N	N	P*	P*	P*	P*	N
8. Shared housing	P*	P*	P*	P*	P*	P*	P*	N
9. Mother-in-Law/ Accessory	Z	Z	Z	Z	Z	Z	Z	Z
10. Dwelling, ECHO housing (Elder Cottage Housing Opportunity)	P	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10
11. Dwelling, Mobile Home	P	P	N	N	P	N	N	N
12. Mobile Home Park (see M.H. Park Local Law)	SC* 802.2	N	N	N	N	N	N	N
13. Cluster development	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	N	N
14. Seasonal Cabin or cottage	P	P	N	N	P	N	N	N
15. Storage Unit / Containers	Z	N	N	N	Z	Z	Z	Z
16. Accessory use related to residential development	P	P	P	P	P	P	P	P
17. Mixed residential/ commercial development	P*	N	N	N	N	P*	P*	N

**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> <b>(see Sec. 802)</b> <b>SP = Special Use Permit Required (see Sec. 803)</b> <b>N = Not Permitted</b> <b>* = Site Plan Review Required (see Sec.701)</b> <b>Z = Zoning Permit Required</b>	RURAL AGRICULTURE	LAKESHORE	RESIDENTIAL - LOW DENSITY	RESIDENTIAL - MODERATE DENSITY	RESIDENTIAL - MIXED USE	COMMERCIAL - MIX USE	COMMERCIAL - GENERAL BUSINESS	INDUSTRIAL / RESEARCH
	RA	L1	R1	R2	R3	B1	B2	IR
<b>B. <u>COMMUNITY USES</u></b>								
1. Government building; School; related buildings	P*	P*	P*	P*	P*	P*	P*	N
2. Church, place of public worship and related facility	P*	P*	P*	P*	P*	P*	P*	P*
3. Community residence	P*	P*	P*	P*	P*	P*	P*	N
4. Playground, park, noncommercial	P	P	P	P	P	P	P	P
5. Public or private club (except rod & gun club)	SP* 803.1	SP* 803.1	SP* 803.1	SP* 803.1	SP* 803.1	SP* 803.2.1	SP* 803.2.1	N
6. Public or private club - sportsmen's club with outdoor shooting	SP* 803.2.1	N	N	N	N	N	N	N
7. Cemetery	SP* 803.2.1	N	N	N	N	N	N	N
8. Youth center, library, museum and theater	P*	P*	P*	P*	P*	P*	P*	N
<b>C. <u>BUSINESS USES</u></b>								
1. Farming - crops	P	P	P	P	P	P	P	N
2. Farming - dairy	P	N	N	N	P	N	N	N
3. Farming - poultry	P	N	N	N	SC* 802.16	N	N	N
4. Farming - livestock	P	N	N	N	SC* 802.17	N	N	N
5. 4H/similar educational husbandry programs (see Definitions)	P	P	P	P	P	N	N	N
6. Commercial plant nursery; greenhouse, garden center	P*	N	N	P*	P*	P*	P*	P*
7. Roadside stand	Z	Z	Z	Z	Z	Z	Z	N
8. Bed and breakfast facility	SC* 802.8	SC* 802.8	SC* 802.8	SC* 802.8	SC* 802.8	SC* 802.8	SC* 802.8	N

**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> <b>(see Sec. 802)</b> <b>SP = Special Use Permit Required (see Sec. 803)</b> <b>N = Not Permitted</b> <b>* = Site Plan Review Required (see Sec.701)</b> <b>Z = Zoning Permit Required</b>	RURAL AGRICULTURE	LAKESHORE	RESIDENTIAL – LOW DENSITY	RESIDENTIAL – MODERATE DENSITY	RESIDENTIAL – MIXED USE	COMMERCIAL – MIX USE	COMMERCIAL – GENERAL BUSINESS	INDUSTRIAL / RESEARCH
	RA	L1	R1	R2	R3	B1	B2	IR
9. Rooming House; Tourist home	P*	N	N	N	N	SC* 802.8	SC* 802.8	P*
10. Nursery school; day care Facility	P*	SC* 802.3	SC* 802.3	SC* 802.3	SC* 802.3	SC* 802.3	SC* 802.3	N
11. Nursing home; hospital; health related clinic	P*	P*	P*	P*	P*	P*	P*	N
12. Residential (home) business or occupation	P*	SC* 802.4	SC* 802.4	SC* 802.4	SC* 802.4	SC* 802.4	SC* 802.4	N
13. Funeral home	P*	N	N	P*	P*	P*	P*	N
14. Public stable	P*	N	N	N	P*	N	N	N
15. Kennel; animal boarding	P*	N	N	N	SP* 803.2.2	SC* 802.5	SP* 803.2.2	SC* 802.5
16. Keeping or raising of horses or ponies	P	Z	Z	Z	Z	N	N	N
17. Veterinary hospital	P*	N	N	N	SP* 803.2.3	SC*/ SP* 802.6 & 803.2.3	SC* 802.6	SC* 802.6
18. Keeping of Chickens	P	Z	Z	Z	P	Z	Z	Z
19. Dog Grooming (not as a home Business)	P*	N	N	N	P*	P*	P*	N
20. Commercial recreation: outdoors	SP* 803.2.1	SP* 803.2.1	N	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1
21. Commercial recreation: indoors	P*	P*	N	P*	P*	P*	P*	SP* 803.2.1
22. Motel; Hotel;	SC* 802.7	N	N	N	N	SC* 802.7	SC* 802.7	SC* 802.7
23. Professional or business office (not in a home)	P*	P*	N	N	N	P*	P*	P*
24. Bank; financial institution	P*	N	N	N	N	P*	P*	P*
25. Retail sales, specialty: antiques, crafts and similar independent facility	SC* 802.9	N	N	N	SC* 802.9	P*	P*	N

**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> <b>(see Sec. 802)</b> <b>SP = Special Use Permit Required (see Sec. 803)</b> <b>N = Not Permitted</b> <b>* = Site Plan Review Required (see Sec.701)</b> <b>Z = Zoning Permit Required</b>	<b>RURAL AGRICULTURE</b>	<b>LAKESHORE</b>	<b>RESIDENTIAL – LOW DENSITY</b>	<b>RESIDENTIAL – MODERATE DENSITY</b>	<b>RESIDENTIAL – MIXED USE</b>	<b>COMMERCIAL – MIX USE</b>	<b>COMMERCIAL – GENERAL BUSINESS</b>	<b>INDUSTRIAL / RESEARCH</b>
<b>LAND USE OR ACTIVITY</b>	<b>RA</b>	<b>L1</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>B1</b>	<b>B2</b>	<b>IR</b>
26. Retail sales, general: food, clothing, furniture, floor covering, hardware, variety, lawn and garden supply, pets and similar goods and items, paint.	P*	N	N	N	N	P*	P*	N
27. Retail sales: Lumber and other building materials and supplies	SC* 802.12	N	N	N	N	SC* 802.12	SC* 802.12	N
28. Retail sales: industrial or agricultural equipment and supplies	P*	N	N	N	N	P*	P*	N
29. Retail sales, services and storage; marine and water oriented	SC* 802.13	SC* 802.13	N	N	N	N	SC* 802.13	SC* 802.13
30. Retail sales: mobile home, RV, snowmobile and similar items requiring outdoor storage.	SC* 802.13	N	N	N	N	N	SC* 802.13	N
31. Restaurant or tavern	P*	N	N	N	N	P*	P*	N
32. Banquet Hall / Reception Venue	P*	N	N	N	N	N	N	N
33. Barber/beauty shop and similar personal services (Not as a home business)	P*	N	N	N	N	P*	P*	N
34. Photocopying and similar graphic services	P*	N	N	N	N	P*	P*	N
35. Convenience (mini) mart	P*	N	N	N	N	P*	P*	N
36. "Mini" commercial warehouse for self- storage	P*	N	N	N	N	N	P*	P*
37. Vehicular fuel and service (except body work)	P*	N	N	N	N	P*	P*	P*
38. New and used car sales, incl. garage service and repair	P*	N	N	N	N	P*	P*	P*

**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> <b>(see Sec. 802)</b> <b>SP = Special Use Permit Required (see Sec. 803)</b> <b>N = Not Permitted</b> <b>* = Site Plan Review Required (see Sec.701)</b> <b>Z = Zoning Permit Required</b>	RURAL AGRICULTURE	LAKESHORE	RESIDENTIAL – LOW DENSITY	RESIDENTIAL – MODERATE DENSITY	RESIDENTIAL – MIXED USE	COMMERCIAL – MIX USE	COMMERCIAL – GENERAL BUSINESS	INDUSTRIAL / RESEARCH
	RA	L1	R1	R2	R3	B1	B2	IR
39. Car wash	P*	N	N	N	N	N	P*	N
40. Sale of plumbing, HVAC, electrical supplies and equipment (Not as a home business)	P*	N	N	N	N	P*	P*	N
41. Laundry (self service)	P*	N	N	N	N	P*	P*	N
42. Sexually Oriented Business	SP* 803.2.4	N	N	N	N	N	N	N
43. Contractor’s / Landscaping Yard	P*	N	N	N	N	N	P*	P*
<b>D. INDUSTRIAL/ RESEARCH</b>								
1. Warehouse, storage or wholesaling of nonagricultural goods or materials	P*	N	N	N	N	N	P*	P*
2. Printing and publishing (not a home business)	SC* 802.14	N	N	N	N	SC* 802.14	SC* 802.14	P*
3. Commercial assembly: jewelry, leather, fabric, scientific instruments and similar items, (not a home business)	P*	N	N	N	N	P*	P*	P*
4. Commercial excavation: rock, sand, gravel, salt and similar near-surface products	SP* 803.2.1	N	N	N	N	N	N	N
5. Natural resource exploration (not a production facility)	SP* 803.2.1	SP* 803.2.1	N	N	SP* 803.2.1	N	SP* 803.2.1	SP* 803.2.1
6. Truck or motor freight terminal	P*-farm related activities only	N	N	N	N	N	P*	P*
7. Vehicle body shop, not as part of new or used car sales and service	SC* 802.15	N	N	N	N	N	SC* 802.15	SC* 802.15

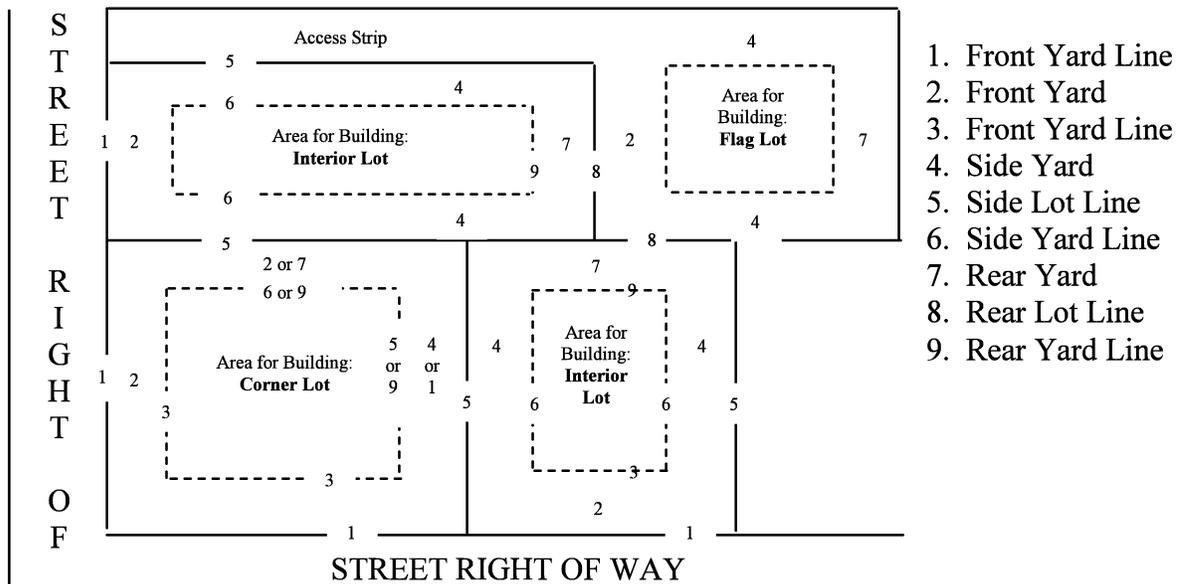
**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> (see Sec. 802) <b>SP = Special Use Permit Required</b> (see Sec. 803) <b>N = Not Permitted</b> <b>* = Site Plan Review Required</b> (see Sec.701) <b>Z = Zoning Permit Required</b>	<b>RURAL AGRICULTURE</b>	<b>LAKESHORE</b>	<b>RESIDENTIAL – LOW DENSITY</b>	<b>RESIDENTIAL – MODERATE DENSITY</b>	<b>RESIDENTIAL – MIXED USE</b>	<b>COMMERCIAL – MIX USE</b>	<b>COMMERCIAL – GENERAL BUSINESS</b>	<b>INDUSTRIAL / RESEARCH</b>
<b>LAND USE OR ACTIVITY</b>	<b>RA</b>	<b>L1</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>B1</b>	<b>B2</b>	<b>IR</b>
8. Vehicle wrecking and salvage yard	SP* 803.2.1	N	N	N	N	N	N	SP* 803.2.1
9. Agricultural, industrial or educational research, design and production of prototypes (not as a home business)	P*	N	N	N	N	P*	P*	P*
10. General processing, light manufacturing and assembly	P*	N	N	N	N	P*	P*	P*
11. Scientific research laboratory	P*	N	N	N	N	P*	P*	P*
12. Use of accessory farm buildings for sale of farm commodities, light fabrication or assembly	P*	N	N	N	P*	N	N	N
<b><u>E. UTILITY AND MISCELLANEOUS USES</u></b>								
1. Public utility service and distribution including gas, electric, telephone, water and sewer, TV cable, but excluding substations, storage yards and transmission towers.	P	P	P	P	P	P	P	P
2. Public utility substation, or storage yard	SP* 803.2.1	SP* 803.2.1	N	N	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1
3. Electric or gas transmission lines	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	SP* 803.2.1	P*
4. Wind energy source	P*	P*	P*	P*	P*	N	P*	P*

**SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING**

<b>P* = Permitted with Site Plan</b> <b>P = Permitted as of Right</b> <b>SC= Permitted but Special Conditions Apply</b> (see Sec. 802) <b>SP = Special Use Permit Required</b> (see Sec. 803) <b>N = Not Permitted</b> <b>* = Site Plan Review Required</b> (see Sec.701) <b>Z = Zoning Permit Required</b>	RURAL AGRICULTURE	LAKESHORE	RESIDENTIAL – LOW DENSITY	RESIDENTIAL – MODERATE DENSITY	RESIDENTIAL – MIXED USE	COMMERCIAL – MIX USE	COMMERCIAL – GENERAL BUSINESS	INDUSTRIAL / RESEARCH
	RA	L1	R1	R2	R3	B1	B2	IR
5. Solar panel and similar alternative energy source (commercial)	P*	N	N	N	N	P*	P*	P*
6. Solar panel and similar alternative energy for Residential use	P	P	P	P	P	P	P	P
7. Solid waste recycling or transfer station	N	N	N	N	N	N	N	SP* 803.2.1
8. Solid waste landfill	N	N	N	N	N	N	N	N
9. Communications tower for the commercial or public sector reception or transmission of electronic signals	SP* 803.2.5	N	N	N	N	N	SP* 803.2.5	SP* 803.2.5
10. Junkyard	N	N	N	N	N	N	N	SP* 803.2.1
11. Toxic waste disposal	N	N	N	N	N	N	N	N
12. Planned Development Area	SP* 706.0	SP* 706.0	SP* 706.0	SP* 706.0	SP* 706.0	SP* 706.0	SP* 706.0	SP* 706.0

**SEC. 504, SCHEDULE II – DRAWING 1:**



SEC. 504. SCHEDULE II: AREA, FRONTAGE, YARD, HEIGHTS AND COVERAGE REQUIREMENTS \*

- \*Footnotes on following page
- Building Type a.= 1 or 2 Dwelling Units; b.= 3 or more Dwelling Units; c.= Non-residential or Mixed Development

District	Building Type (see below)	Minimum Lot Area (sf x 1000)		Minimum Road Frontage (Feet)****		Minimum Yard Set Back (Feet)			Max. Building Height (Ft) <sup>10</sup>	Min. Open Space	Notes (See Next Page)
		With Public Sewer or Water <sup>4</sup>	Without Public Sewer or Water <sup>4</sup>	With Public Sewers or Water <sup>1,5,7</sup>	Without Public Sewers or Water <sup>7</sup>	From Center of Rd <sup>**2,5</sup>	Side <sup>8</sup>	Rear			
RA	All	40/DU	40/DU	150	150	60	15 <sup>12</sup>	15 <sup>12</sup>	35	None	1,2,4,5,8,10,12
L1	All	40/DU	40/DU	150	150	60 <sup>3,6</sup>	10	25 <sup>12</sup>	35	75%	1,2,3,4,5,6,8,11,12
L1- with Lake Frontage	All	20/DU	20/DU	75	75	30 <sup>3,6, 11</sup>	10				
R1	All	40/DU	40/DU	150	150	60 <sup>3,6</sup>	15ea. <sup>12</sup>	25 <sup>12</sup>	35	75%	1,2,3,4,5,6,8,11,12
R2	a.	20/DU	20/DU	75	150	60 <sup>2</sup>	10/25	25 <sup>12</sup>	35	75%	1,2,4,5,8,12
	b.	12/DU <sup>9</sup>	3 Acres & Health Dept.	25/DU <sup>1</sup>	50/DU	60	20ea. <sup>12</sup>	25 <sup>12</sup>	35	40%	1,2,4,5,8,9,12
	c.	20/DU	20/DU	75 <sup>1</sup>	150	60	10 ea.	25 <sup>12</sup>	35	30%	2,4,8,12
R3	All	40/DU	40/DU	150	150	60	15 ea. <sup>12</sup>	15 <sup>12</sup>	35	75%	1,2,4,5,8,10,12
B1 & B2	a.	20/DU	20/DU	75	100	60 or less with Site Plan Approval	10 or less with Site Plan Approval	10 or less with Site Plan Approval	35	50%	1,2,4,5,8
	b.	8/DU <sup>9</sup>	20/DU <sup>9</sup>	20/DU <sup>1</sup>	50/DU				35	30%	1,2,4,5,8,9
	c.	Subject to SP/SC	None	None* <sup>1</sup>	100				35	20%	2,4,5,8
IR	All	None	None	50	50	60 or less with Site Plan Approval	10 or less with Site Plan Approval	10 or less with Site Plan Approval	35	20%	2,4,5,8

**Land Use Table**

**R** - Permitted by Right, **SP** - Site Plan, **TBSP** - Town Board Approved Special Permit

<b>Land Uses</b>	<b>RA</b> Rural Ag	<b>L</b> Low Intensity	<b>M1</b> Med Intensity 1	<b>M2</b> Med Intensity 2	<b>H</b> Highway Commercial/ Industrial	<b>I 1</b> Industrial 1	<b>I 2</b> Industrial 2
Accessory apartment	R	R	R	R	R		
Accessory buildings	R	R	R	R	R	R	R
Accessory structures	R	R	R	R	R	R	R
Adult care 1 - home	SP	SP	SP	SP	SP		
Adult care 2 - group	SP	SP	SP	SP	SP		
Adult care 3 - center	SP	SP	SP		SP		
Agricultural commercial enterprises	SP	SP	SP		SP	SP	SP
Agriculture/Farming	R	R	R	R	R	R	R
Auction establishment	SP	SP			SP	SP	SP
Automobile, truck, marine or other vehicle sales & repair services	SP	SP	SP		SP	SP	SP
Banks, insurance agencies & other financial services	SP	SP	SP		SP		
Bed & breakfast inns	SP	SP	SP	SP	SP		
Campgrounds & recreational cabins	SP	SP					
Car washes & similar automobile care establishments		SP	SP		SP	SP	SP
Cemeteries (Town Board Approval)	TBSP	TBSP	TBSP	TBSP			
Child care - home	SP	SP	SP	SP	SP		
Child care - group	SP	SP	SP	SP	SP		
Child care - center	SP	SP	SP		SP		
Churches, mosques, synagogues, temples and other places of worship , offices, convents, rectories, parish houses	SP	SP	SP	SP	SP		
Commercial excavation/mining	TBSP	TBSP				TBSP	TBSP
Commercial gardening, plant nurseries & greenhouses & retail sales of plant & gardening Products & equipment	SP	SP	SP		SP	SP	SP
Commercial indoor recreation	SP	SP	SP		SP		
Commercial outdoor recreation	SP	SP	SP		SP		
Community centers		SP	SP	SP	SP		
Construction & other contractor offices, fabricating & repair shops, equipment & materials storage areas	SP		SP		SP	SP	SP
Elder cottage	SP	SP	SP	SP	SP		
Fire stations & other public buildings	SP	SP	SP	SP	SP		
Flag lots, residential	R	R	R	R			
Flag lots, commercial					R		
Freight trucking enterprises	SP				SP	SP	SP
Funeral homes		SP	SP		SP		
Golf courses	SP						
Green energy Production - commercial	SP				SP	SP	SP
Green energy Production - non-commercial	R	R	R	R	R	R	R
Group quarters	SP	SP	SP	SP	SP		
High density housing (Town Board App.)	TBSP			TBSP	TBSP		
Home Occupation	SP	SP	SP	SP	SP		

Town of Groton Land Use & Development Code of 2011

	RA Rural Ag	L Low Intensity	M1 Med Intensity 1	M2 Med Intensity 2	H Highway Commercial/ Industrial	I 1 Industrial 1	I 2 Industrial 2
<b>Land Uses</b>							
Hospitals, nursing or convalescent homes, residential care, assisted living, rehabilitation facilities	SP	SP	SP		SP	SP	
Hotels & motels	SP				SP		
Junkyards (Town Board Approval)	TBSP					TBSP	TBSP
Kennels	SP	SP	SP		SP		
Landing strip & Heliport	SP				SP		
Libraries, museums		SP	SP		SP		
Light industry	SP				SP	SP	
Manufactured Home Parks (Town Board Approval)				TBSP			
Manufactured home sales	SP				SP	SP	SP
Marine & water oriented sales & services, incl. boat storage	SP	SP			SP	SP	SP
Municipal & Private fee parking lots					SP		
Non-commercial transmitting & receiving antennae accessory to the principal use of the lot	R	R	R	R	R	R	R
Outdoor furnaces	R	R	SP	SP	SP	SP	SP
Portable accessory storage structure	R	R	R	R	R	R	R
Portable tent structure	R	R	R	R	R	R	R
Professional offices	SP	SP	SP		SP		
Parks, playgrounds & Preserves	R	SP	SP	SP			
Public utilities	R	R	R	R	R	R	R
Radio, television & communication transmission towers & telecommunications facilities	SP	SP			SP	SP	SP
Recreation club	SP	SP	SP		SP	SP	SP
Research, testing & development enterprises	SP				SP	SP	SP
Residences 1 - single-family	R	R	R	R	R		
Residences 2 - two-family	R	R	R	R	R		
Residences 3 - multi-family	SP	SP	SP	SP	SP		
Restaurants, eating & drinking establishments, diners, taverns, pubs	SP	SP	SP		SP		
Retail gasoline sales, including combination with a convenience store or restaurant	SP	SP	SP		SP	SP	SP
Retail store	SP	SP	SP		SP		
Retail services	SP	SP	SP		SP		SP
Roadside stands	R	R	R	R	R	R	R
Sawmills, industrial	SP				SP	SP	SP
Sawmills, non-industrial	SP	SP			SP	SP	SP
Self-servicing storage facilities	SP	SP			SP	SP	SP
Sexually Oriented Businesses						TBSP	
Schools, nursery schools, institutions of higher education		SP	SP	SP			
Signs as regulated under Sec. 361	R	R	R	R	R	R	R
Vehicle body repair, reconstruction & fabrication	SP				SP	SP	SP
Veterinary Practices, including veterinary clinics & hospitals	SP	SP	SP		SP		
Warehouse facilities for storage & distribution of goods	SP	SP			SP	SP	SP

**341.1 Land Uses Not Listed on the Land Use Table**

Land Uses not listed on the Land Use Table are considered to be prohibited pursuant to Section 302 of this Article. However it is recognized that an applicant may be seeking a land use that does not clearly fall within any of the categories contained in the Land Use Table, Section 341. In such cases the Code Enforcement Officer shall:

- a. deny the land use being sought as prohibited and/or
- b. advise the applicant to make an appeal to the Zoning Board of Appeals for an interpretation and/or
- c. refer the application to the Town Board for review and possible consideration of an amendment to this Code.

The Code Enforcement Officer may consult with any board or agency before rendering his/her decision. Notice of such decision shall be made in writing to the applicant, and copies provided to the Planning Board, the Town Board, the Zoning Board of Appeals, the Attorney for the Town, and the Town Clerk.

ZONING

200 Attachment 3

Village of Groton

Schedule II, Land Use Activities

[Amended 12-10-1990 by L.L. No. 10-1990; 9-19-1994 by L.L. No. 7-1994; 3-17-1997 by L.L. No. 1-1997; 12-15-1997 by L.L. No. 3-1997; 6-18-2001 by L.L. No. 1-2001; 1-20-2003 by L.L. No. 2-2003; 2-24-2003 by L.L. No. 4-2003; 9-21-2015 by L.L. No. 3-2015]

	Low-Intensity District	Medium-Intensity District	Medium-Intensity Single-Family Residence District	High-Intensity District	Special Purpose One District	Single-Family Residence District	Mobile Home Park District	Special Commercial District	Site Plan Review
Crop farming, forestry, commercial gardening, plant nursery and greenhouse, agricultural warehousing	P								
Dairy farming	S								
Keeping of customary household pets	P	P	P	P	P	P	P		
Kennel and facility for the commercial boarding of animals	S				S				X
Veterinary hospital	S			S					X
Accessory farm building	S								
One-family residential dwelling unit, except mobile homes	P	P	P	P	P	P			
Mobile home, only when located in a mobile home park							P		
Factory manufactured dwelling unit	P	P	P	P	P	P			
Two-family residential dwelling	S	P		P					
Multifamily residential dwelling unit				S					X
Rooming house				S					X
Mobile home park							S		X
Home occupation (see § 200-3, Definitions)	S	S	S	S	S	S	S		
Elder cottage	S	S	S	S		S			
Government building, fire station and school	S	S		S				P	X
Park, playground and other open space	P	P	P	P	P		P		X
Cemetery	P								X
Public or private commercial outdoor recreation activity, including travel trailer park					S				X
Public or private social or recreation club	S	S		P					X
Bowling alley, theater and similar types of indoor recreation activity				P					X
Church	S	S		S			S		X
Hospital, clinic, nursing or convalescent home and other such building or institution	S			S					X
Funeral home	S	P		P					X
Motel				P					X
Tourist home				S					X
Bed-and-breakfast	S	S	S	S	S	S	S		
Travel trailer	S	S	S				S		
Office and studio	P	P	P	P				P	
Bank and similar financial services				P					X

NOTES:

P = Indicates a permitted activity.

S = Indicates that the activity is subject to special conditions or that a permit is required; see Article X, Special Conditions and Special Permits.

X = Indicates site plan review is required.

GROTON CODE

	Low-Intensity District	Medium-Intensity District	Medium-Intensity Single-Family Residence District	High-Intensity District	Special Purpose One District	Single-Family Residence District	Mobile Home Park District	Special Commercial District	Site Plan Review
Retail sales of convenience goods, such as groceries, medicines and sundries, and personal services such as self-service laundromats, dry-cleaning dropoff stations and shoe repairing, to meet the daily shopping and service needs of the community				P					X
Retail sales of wearing apparel, hardware, furniture, appliances and similar goods to meet the occasional or special shopping needs of the community				P					X
Convenience (mini) mart				S					X
Eating and drinking establishment except drive-in restaurant				P					X
Drive-in restaurant, car wash and similar automobile-oriented establishments				S					X
Adult entertainment businesses				S					
Gas station				S					X
New and used car sales, automotive repair and service shop, except gas stations				P				P	X
Sale and storage of lumber and building supplies	S			P					X
Printing, plumbing, heating and electrical establishment	S							P	X
Electric and gas transmission lines and services, including stations and substations	P	P		P	S		S		X
Satellite dish	S	S	S	S	S	S	S	P	
Handcrafting or assembly of items such as jewelry, leather goods, clothing and scientific instruments	P			P				P	X
Industrial and manufacturing establishment which produces minimal noise, odor and glare and produces no industrial wastes which reduce the quality of air, water or land				P				P	X
Industrial and agricultural equipment sales and services	S			P				P	X
Commercial excavation of sand and gravel or other natural deposits and quarrying of rock	S								X
Special design development, such as cluster housing and planned development areas (see § 200-3, Definitions)	S	S	S	S					X

NOTES:

P = Indicates a permitted activity.

S = Indicates that the activity is subject to special conditions or that a permit is required; see Article X, Special Conditions and Special Permits.

X = Indicates site plan review is required.