

ZONING

§ 190-69

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TOWN OF ULSTER, NEW YORK													
TABLE OF USE REGULATIONS													
KEY	R- Use permitted by right (site plan approval required)				R- Recommended additions to comply with the language and intent of Section 190-12-2								
	S- Use requiring a special use permit and site plan approval				S- Recommended additions subject to Special Permit Approval by Town Board								
										Overlay Districts			Notes
										TND	ROD	ROD	
												2/15/2012	
										§190-12.1	§190-12.2		
A. Agricultural uses													
	R	R	R	R	R	R	R	R	R				
Agricultural operations	R	R		R	R	R	R	R	R				
Farming operations	S				S	S	S	S				See §190-25 E	
Forestry operations	R							R					
Horse stables	S					S	S						
Livestock keeping (commercial)	S					S	S						
Riding academies	S					S	S	S					
Vineyard													
B. Residential uses													
Assisted living facility	S			S	S	S	S						
Bed & breakfast establishment	S	S	S	S	S				R			See §190-25 J	
Dwelling, 1-family (detached)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)		R				
Dwelling, 2-family (duplex)	R(E)	R(E)	R(E)	S	S	S	S		R				
Dwelling, 3 family (triplex)	R	R	R										
Dwelling, live-work facility									R				
Dwelling, multi-family (4 or more units)	S					S	S		R		R	See §190-25F&12.2C9	
Dwelling, residence above non-residential				S	S	S	S		R	R	R	See §190-12.1 & 12.2	
Dwelling, townhouse (1-family attached)	S	S	S						R				
Group Home	S	S	S										
Manufactured homes (single-family)	S							S				See §190-25 A	
Manufactured home parks	S	S	S					S				See §190-25 H	
Nursing homes				S	S	S	S						
Senior citizen housing	S	S	S									See §190-25 I	
C. General Community Facilities													
Cemeteries	S	S	S					S	S				
College or university	S	S	S	S	S	S	S		R	R	R		
Conservation preserves	R	R	R	R	R	R	R						
Country clubs	R	R	R	R	R	R	R						
Cultural institution									R				
Eleemosynary	R	R	R	R	R	R	R						
Flooding and protective structures									S				
Golf course and clubs	R	R	R	R	R	R	R						
Government buildings	S	S	S	S	R	R	R				R		
Home occupation	R(E)	R(E)	R(E)						S			See §190-14A & 25.1	
Hospitals				R	R	R	R				S		
House of worship	S	S	S	R	R	R	R		R				
Library	S	S	R	R	R	R	R						
Mass transit									S			See §190-12.1 E	
Membership clubs, private not-for-profit									S			See §190-12.1	
Museums and galleries					R	R	R		R		R		
Parking facilities and structures											R	See §190-12.2	
Places of assembly				S	S	S	S						
Recreation facility	S	S	S	S	S	S	S		R	R	R		
School of learning	S	S	S	S	S	S	S			R	R		
D. Business Uses													
Adult Business								S				See §190-16.1	
Art galleries and workshops					R	R	R		R		R		
Automotive garage and service center				S	R	R	R		R				
Automotive gasoline sales/convenience store				S	R	R	R						
Automotive sales and service				S	R	R	S						
Banks and lending institutions				R	R	R	R		R		R		
Bowling alleys					R	R	R				R		
Cafeterias & catering facilities				R	R	R	R				R	Accessory to ROD	
Campground	S				S	S	S						
Carwash					R	R	R						
Conference centers and banquet facilities									R		R		

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TOWN OF ULSTER, NEW YORK												
TABLE OF USE REGULATIONS												
KEY	R- Use permitted by right (site plan approval required) S- Use requiring a special use permit and site plan approval R(E) - Use permitted by right, exempt from Site Plan Approval			R- Recommended additions to comply with the language and intent of Section 190-12-2 S- Recommended additions subject to Special Permit Approval by Town Board								
	R-60	R-30	R-10	LC	HC	RC	OM	I	Overlay Districts			Notes
								TND	ROD	ROD		
								2/15/2012				
								§190-12.1	§190-12.2			
D. Business Uses												
Concert hall									R			
Convenience store				R	R	R						R
Day care, adult					R	R	R					R
Day care, center for children	R	R	R	R	R	R	R					R
Farmers market				R	R	R						
Funeral homes	S			S	R	R	R					
Health club				R	R	R	R		R	R	R	
Hotels & motels					S	S	S		R	R	R	See §190-25 C
Kennel	S			S	S	R	R					S
Laboratories				R	R	R	R	R				R
Nursery, retail				R	R	R	R	R				
Nursery schools	S	S	S	S	S	S	S	S				R
Nursery, wholesale	R			R	R	R	R	R				
Office complex				S	R	R	R					R
Office, medical or dentist				R	R	R	R		R			R
Office, professional				R	R	R	R		R	R	R	R
Pet boarding facilities				R	R	R	R					S
Pet grooming facilities				R	R	R	R					R
Restaurant and eating & drinking establishments				R	R	R	R		R	R	R	R
Restaurant within office complex						R	R					R
Retail business				R	R	R	R		R	R	R	R
Service business				R	R	R	R		R	R	R	R
Shopping centers					R	R	R					
Sound Stage					R	R	S					
Theaters (indoor)				S	R	R			R			
Theaters (indoor with complex)						R	R					
Veterinarian clinics	S			R	R	R	R	R				S
E. Industrial Uses												
Airports and air facilities								S				
Contractors storage yard					S	S	S	R				
Excavation and processing, commercial								S	S			
Industry, light				S	S	R	R	R				R
Industry, heavy								R				R
Industrial park								R	R			R
Junkyards								S	S			
Manufacture, small (1-9 employees)				S	S	R	R	R		R	R	
Manufacture, medium (10-40 employees)					S	S	R	R		R	R	
Manufacture, large (41 employees and up)						S	R	R		R	R	
Marinas, boat launch and boat repair	S	S	S	R				R	S			
Mining					S	S	S	S				
Recycling yards								S	S			
Research office complex (w/limited manufacturing)					R	R	R	R		R	R	
Self-storage facility					R	R	R	R				R
Temporary use subject to Town Board Approval												R
Trucking companies					S	S	S	S				S
Utility company structure	S	S	S	S	S	S	R/S*	R/S*		R	R	
Warehouses					R	R	R	R		R	R	
Wholesale business				R	R	R	R	R				R
F. Customary Accessory Uses												
In residential zoning districts												
In non-residential zoning districts												
Swimming pools												
In the event there is a conflict between the permitted or special permit uses listed in the Table of Permitted Uses and the permitted uses described in §190-12.1 §190-12.2, the text in the sections shall prevail.												
Prepared by Shuster/Planit 2/15/2012, Updated by TOU 9/19/2019												