

Red and <u>underlined/Strikethrough</u> text indicates proposed revisions to table of permitted uses based on Industrial Study recommendations.	R-3	R-2	R-1	R-1/3	R-1/2	R-1/4	CRD	B-1	B-2	PCP
	<b>Residential Uses</b>									
Mobile home parks	S									
Multi-family dwellings							P			
Nursing homes, alternative care housing	S	S	S	S	S	S				
One-family dwellings (detached, semidetached, or attached)							P			
Single-family dwellings	P	P	P	P	P	P				
Two-family dwellings							P			
<u>Dwelling units up to two-bedrooms in size, permitted in the second floor and third floors of new construction and existing buildings with public water and sewer, such that</u> <u>(1) the minimum floor area of each dwelling unit shall be:</u> <u>(a) 500 square feet for a studio apartment</u> <u>(b) 750 square feet for a one-bedroom apartment, and</u> <u>(c) 1,000 square feet for a two-bedroom apartment, and</u> <u>(2) there shall not be any commercial uses on or above a floor that contains dwelling units.</u>								<u>P</u>	<u>P</u>	
<del>Accessory One-family custodial apartment accessory in Business Districts</del>								S	S	
<b>General Uses</b>										
Active and passive park and recreational areas, open space and activities, including swimming pools, tennis courts, ball fields, playgrounds, walkways, bikeways, nature trails and similar structures and facilities							P			
Assembly hall for meetings, conventions and exhibitions, provided that at the time of such use for any meeting, there shall be available parking spaces for all persons in attendance										P
Art and Craft Galleries and Studios										
Bakery								P	P	
Bus stations										P
Cemeteries	S	S	S	S	S	S				
Churches, schools, public uses	S	S	S	S	S	S	S			
Commercial stables and riding academies	S	S	S	S	S	S				
Day-care facilities	S	S	S	S	S	S				
Farming, florist greenhouses										
Farming, forestry, florists, greenhouses, nurseries, truck gardens and dairies										
Farming, nurseries, greenhouses	P	P	P	P	P	P				

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Government buildings or uses								P	P	P
Greenhouses								S	S	
Historic structures <u>subject to the provisions § 194-64</u>	S	S	S	S	S	S				
Hospitals	S	S	S	S	S	S				P
Hospitals or convalescent homes										P
Indoor recreation on sites at least 10 acres in size. If such indoor recreation uses are located in a domed or curved-roof structure which is set back a minimum of 100 feet from a street and a minimum of 100 feet from any existing residence located in a residential zone, the Planning Board may, as part of its special permit approval, authorize a height, as measured from the mean level of the ground at the front of the building to the top of the highest point of the roof, up to a maximum of 75 feet. In the case of any other roof structure, the height provisions in the bulk table shall apply.								S	S	
Large-scale recreational developments, camps	S	S	S	S	S	S				
Membership clubs	S	S	S	S	S	S	S			
Monument works										
Mortuaries								P	P	
<u>Neighborhood Grocery Store (maximum of 5,000 sf)</u>								<u>P</u>	<u>P</u>	<u>P</u>
Nursery schools							S			
Outdoor recreation developments on sites at least 10 acres in size and subject to the provisions of § 194-67							P			
Preparation of mulched materials	S	S	S	S	S	S	S			
Private stables	S	S	S	S	S	S				
<u>Public Parking</u>										
Public uses; schools, public buildings, places of worship, membership clubs and nursery schools							S			
Subdivision recreation areas	S	S	S	S	S	S				
<u>Airports, flying schools and facilities for repair and maintenance of aircraft</u>										
Any use of the same general character as a listed permitted use, provided that the Board shall find that said use is not inconsistent with the generally accepted connotation of a research and development park and where, in the estimation of the Board, the enterprise in question will be beneficial to the Town as a whole										

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Any use of the same general character as listed permitted use, provided that the Board shall find that said use is not inconsistent with the generally accepted definition of the term "light industry" and where, in the estimation of the Board, the enterprise in question will be beneficial to the Town as a whole										
Asphalt mixing or concrete mixing plants										
<del>Atomic generator or reactor</del>										
<del>Auto wrecking yard or junkyard</del>										
Automobile service facilities, subject to the provisions of § 194-86								S		
Banking facilities with two or fewer automated drive-through lanes										
<del>Banks, theaters, offices and restaurants</del>										
<del>Banks, theaters, offices, restaurants and similar community services</del>								P	P	
<u>Brewery (craft), cidery, distillery</u>										
<u>Brewpub, wine/cider bar</u>								<u>P</u>	<u>P</u>	
Brick, glass, pottery, tile or terra-cotta manufacture										
Candy, cigar and cigarette manufacturing										
Car washes										
Chemical manufacturing or storage										
Cold storage plant, creamery, ice cream factory, bottling works, baking plant and food or drink distribution plant										
Commercial communications tower, provided that the parcel on which the tower is located abuts an I-1 zone; subject to the provisions of § 194-76								S		S
Commercial communications tower or antenna installation	S	S	S							
Commercial communications tower, subject to the provisions of § 194-76										
Commercial kennels								P	P	P
Commercial uses; retail shops, personal service shops, professional offices and grocery stores <u>accessory to CRD</u> , subject to provisions in § 194-21							S			
Commercial Vehicle Storage Yards subject to provision in § 194-55.3										
<u>Contractor's Yards and Specialty Trade Yards subject to provision in § 194-55.2</u>										
<u>Contractor's Yards, Specialty Trade Yards and Vehicle Storage Yards in agricultural districts subject to provision in § 194-67.4</u>	S	S	S							S
Cosmetic and pharmaceutical manufacturing										
Drive-through retail and service facilities								P		

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Excavations for soil mining (§ 194-75)										
Executive, business, sales, accounting and general offices										P
Food processing, packing or canning										
Funeral homes										
Furniture and cabinet manufacturing										
Garages and gasoline filling stations										
Gasoline filling stations								S		
Hotels and motels <u>subject to the provisions of (§ 194-58)</u>	S	S	S	S	S	S				P
Laboratories for scientific or industrial research, testing and development										
Laundry or cleaning plants										
Lumberyard, building material sales yard or contractor’s equipment storage yards										
Mechanical, optical, photographic, scientific or electronic manufacturing										
<del>Medical or dental offices, health service centers, clinics</del>										
Medical or dental offices, medical centers, clinics or health services								P	P	P
<del>Medical centers or clinics</del>										
Motels <u>subject to the provisions of (§ 194-58)</u>	S	S	S	S	S	S				P
Office uses										
Personal service shops							S	P	P	
Petroleum or bottled gas processing, manufacturing or storage										
Plastic manufacturing										
Plumbing, sheet metal or machine shops or motor vehicle repair facilities										
Professional offices							S			
Public utility structures, except commercial communications towers								S		
Publishing, printing, and bookbinding										
<u>Restaurants (eating and drinking establishments)</u>								P	P	
Repair Service, Consumer, including bicycles										
Retail stores and shops oriented to an indoor mall										P

	R-3	R-2	R-1	R-1/3	R-1/2	R-1/4	CRD	B-1	B-2	PCP
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<i>Same as B-1, where property has frontage on Route 376 or Van Wyck Lane, or frontage on an approved subdivision road with direct access onto Route 376 or Van Wyck Lane - Noted as P(B1)</i>										
<del>Similar community services (i.e., similar to banks, theaters, etc.)</del>										
Stationary solicitor, peddler, vendor								S	S	S
Stores and shops for conducting business								P	P	
Stores and shops for conducting retail trade										
Structural steel works, foundries or metal fabricating										
Textile, leather goods and clothing manufacturing										
Theaters								P	P	
Toys, games and novelties manufacturing										
Utility substations	S	S	S	S	S	S				
Warehousing and distributing, provided that no outdoor storage of material shall be permitted										
Wholesale stores and shops										
<b>ACCESSORY USES</b>										
<del>Accessory One-family custodial apartment accessory in Business Districts</del>								S		
Accessory professional offices	S	S	S	S	S	S	S			
Accessory residential units (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P			
Accessory retail, professional, and/or personal services in cluster subdivisions of 100 acres or more, subject to the provisions of § 194-46.1	S	S	S	S	S	S	S			
Banks										P
Church cemeteries less than four acres and church internal columbariums	P	P	P	P	P	P	P			
Churches, similar places of worship									P	
Commercial communications antenna installation co-located on commercial communications towers approved under Local Law No. 5-1998 or upon commercial communications towers approved under former § 194-76, subject to the provisions of (current) § 194-76	S	S	S	S	S	S	S		S	S
Commercial communications antenna installation co-located on eligible buildings or structures as provided in §194-76	S	S	S	S	S	S	S		S	S
Commercial communications tower, provided that the parcel on which the tower is located abuts an I-1 Zone, subject to the provisions of § 194-76									S	S
Commercial communications tower subject to the provisions of 194-76										
Customary accessory uses										

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	Customary accessory uses, including retail sales incidental to any listed permitted uses								P	P
Customary home occupations	P	P	P	P	P	P	P			
Dish antennas	P	P	P	P	P	P	P			
Excavation from or filling on a single lot of not more than 500 tons or 375 cubic yards, whichever is less, or earth material in any consecutive twelve-month period, as part of a bona fide landscaping operation on a lot upon which a primary residence is located, or for which a current, valid building permit therefor has been issued, and in accordance with § 194-75 (R-1 and R-2 Zones)		P	P				P			
<del>Filling stations—</del>										
Gasoline filling stations										P
Greenhouses									S	
Helicopter landing pads										P
Indoor recreation facilities										P
Keeping of household pets	P	P	P	P	P	P	P			
Noncommercial radio transmitting towers (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P			
Off-street parking	P	P	P	P	P	P	P			
Parking structures										P
Personal service shops										P
Places of worship									S	P
Private and parochial schools, institutions of higher learning, convents, monasteries and other buildings used for religious purposes.									S	
Private garages or carports (not exceeding four spaces)	P	P	P	P	P	P	P			
Private garden house, toolhouse, gate house or similar private accessory use	P	P	P	P	P	P	P			
Private railroad sidetrack										
Private swimming pools, tennis courts	P	P	P	P	P	P	P			
Restaurants										P
Same uses as those permitted in the R-1 Zone							P			
Shared driveway for up to three lots as provided in § 194-67.1	S	S	S	S	S	S	S			
Signs	P	P	P	P	P	P	P			
Storage of auto trailers, boats and similar private vehicles	P	P	P	P	P	P	P			
Storage or parking of commercial vehicle (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P			
Subdivision recreation areas	S	S	S	S	S	S	S			

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Temporary offices and storage	P	P	P	P	P	P	P			
Theaters										P
Training centers and schools										P

PRDP	ZONING DISTRICTS							B-1A Transitional
	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	<u>HC District</u>	<u>B-3</u>	
								S
								S
						<u>P</u>	<u>P</u>	P
						<u>S</u>	<u>S</u>	S
						<u>P</u>	<u>P</u>	
						<u>P</u>	<u>P</u>	
						<u>P</u>	<u>P</u>	
					P			
						<u>P</u>	<u>P</u>	
							<u>P</u>	
P							<u>P</u>	
	P	P	P	<u>P</u>			<u>P</u>	



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	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	<u>HC District</u>	<u>B-3</u>	
P	P	P	P		P	<u>P</u>	<u>P</u>	
			P			<u>P</u>	<u>P</u>	S
						P		
			P				<u>P</u>	S
							<u>P</u>	
		P					<u>P</u>	
			P			<u>P</u>	<u>P</u>	S
						<u>P</u>	<u>P</u>	
			<u>P</u>				<u>P</u>	S
						P	<u>P</u>	
						P	<u>P</u>	
		S						

PRDP	ZONING DISTRICTS							B-1A Transitional
	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	<u>HC District</u>	<u>B-3</u>	
S	S		S	S			<u>P</u>	
		P						
		<u>P</u>						
		<u>S</u>						
			S					
							<u>P</u>	P
							<u>P</u>	
			P		P	P	<u>P</u>	P
	<u>P</u>	<u>P</u>	<u>P</u>					
							<u>P</u>	<u>P</u>
		P						
	P	P	P	<u>P</u>				
			P					
		S						
	P	P	P	<u>P</u>				
S	P	P	P		S			
	S	S	S	<u>S</u>			<u>S</u>	
	S		S	<u>S</u>			<u>S</u>	
P	P	P	P	<u>P</u>	P		<u>S</u>	
	P		P					
	P		P					
S	S	S	S					
	P	P	P	<u>P</u>				
			P				<u>P</u>	

PRDP	ZONING DISTRICTS							B-1A Transitional
	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	HC District	B-3	
	S	S		S				
P	S	S		S			<u>P</u>	
	<u>P</u>	S						
					P		<u>P</u>	
	P	P	P	P			<u>P</u>	
					S			
			P		S			
					P		<u>S</u>	
P	P	P	P	P				
	P	P		P				
	P	P	P	P				
P	P	P	P	P				
			P				<u>P</u>	P
					P		<u>S</u>	
						P	<u>P</u>	P
			P		P	P	<u>P</u>	P
		S						
		S						
	P	P	P	P				
P					P	P	<u>P</u>	P
	P	P	P	P			<u>P</u>	S
P	P	P	P	P			<u>P</u>	
						<u>P</u>	<u>P</u>	
						<u>P</u>	<u>P</u>	
							<u>P</u>	

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	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	<u>HC District</u>	<u>B-3</u>	
			P				<u>P</u>	
			<i>P (B1)</i>				<u>P</u>	
	S	S	S	<del>S</del>			<u>S</u>	S
						P	<u>P</u>	P
		P				P	<u>P</u>	
	P	P	P	<del>P</del>			<u>P</u>	
			P		P	P	<u>P</u>	P
	P	P	P	<del>P</del>			<u>P</u>	
	P	P	P	<del>P</del>				
P								
			S				<u>P</u>	
							<u>P</u>	
P								
S	S			<del>S</del>	S			
S	S			<del>S</del>	S			
S					S			
	S			<del>S</del>				
					P			P

ZONING DISTRICTS								
PRDP	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	HC District	B-3	B-1A Transitional
P	P	P	P	P			<u>P</u>	P
P								
P	P	P		P				

ZONING DISTRICTS								
PRDP	I-1	I-2	I-3	<del>I-1-S</del>	PBN Planned Business Neighborhood	<u>HC District</u>	<u>B-3</u>	B-1A Transitional
P								