

# ZONING

## *84 Attachment 1*

### **Town of Johnstown**

#### **Appendix A, Use Table**

**[Amended 6-18-2018 by L.L. No. 1-2018; 9-18-2023 by L.L. No. 3-2023; 1-13-2025 by L.L. No. 1-2025]**

<b>Key</b> Existing/Proposed P: Permitted use SPR: Requires site plan review SUP: Requires special use permit Italicized uses are recommended for removal or redefinition	<b>Zoning District</b>									
	<b>Land Use</b>	<b>R-1</b>	<b>R-2</b>	<b>RPO</b>	<b>R-A</b>	<b>AUZ</b>	<b>C-1</b>	<b>C-2</b>	<b>M-1</b>	<b>CID</b>
<b>Residential</b>										
Single-family detached dwelling	P	P	P	P	P	—	—	—	—	P
Accessory dwelling - new construction	SRP	SPR	SPR	SPR	SPR	—	—	—	—	SPR
Accessory dwelling - conversion	SUP	SPR	SPR	SPR	SPR	—	—	—	—	SUP
Two-family dwelling, duplex	—	P	P	P	—	—	—	—	—	P
Community residence	—	SUP	SUP	SUP	—	—	—	—	—	—
Mobile home parks	—	—	SUP	SUP	—	—	—	—	—	—
Multifamily - apartment, condos, co-op	—	—	SPR	SPR	—	—	SPR	—	—	SPR
Nursing/convalescent home	—	SPR	SPR	SPR	—	—	—	—	—	—
Boarding/rooming house	—	—	SUP	—	—	—	SPR	—	—	—
<i>Two-unit townhouses (see multifamily)</i>	—	—	—	—	—	—	—	—	—	—
<i>Condominium/co-ops (see multifamily)</i>	—	—	—	—	—	—	—	—	—	—
<i>Garden apartment (see multifamily)</i>	—	—	—	—	—	—	—	—	—	—
<b>Transient</b>										
Hotel/motel	—	—	SUP	SUP	—	SUP	SUP	SUP	—	—

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	R-1	R-2	RPO	R-A	AUZ	C-1	C-2	M-1	CID	HMDD
<b>Land Use</b>										
Bed-and-breakfast	SUP	SUP	SUP	SPR	SPR	—	—	—	—	—
<b>General</b>										
Accessory uses as they relate to permitted uses when on the same lot	P	P	P	P	P	P	P	P	—	P
Cemetery	—	SPR	SPR	SPR	—	—	SPR	—	—	—
Church/other place of worship	—	SPR	SPR	SPR	—	—	SPR	—	—	—
Federal, state, municipal public buildings, structure or use	—	—	SPR	SPR	—	SPR	SPR	—	—	—
Fire station	SUP	SPR	SPR	SPR	SPR	—	SPR	SUP	SPR	—
Park/playground	SPR	SPR	SPR	SPR	—	SPR	SPR	SPR*****	SPR***** *	P
Public recreational open space, noncommercial	SPR	SPR	P	P	SPR	SPR	SPR	SPR	SPR	P
Open space, private	P	P	P	P	P	P	P	P	P	P
Small wind energy system	SUP	SUP	SUP	SUP	SUP	—	—	SUP	SUP	SUP
School, public/private	—	SPR	SPR	SPR	—	—	SPR	—	—	—
Mixed-use	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1	See Note 1
<b>Commercial Retail and Eateries</b>										
Drive-in service establishment	—	—	—	SUP	—	SUP	SUP	—	—	—
Restaurant, any type	—	—	—	SPR	SPR	SPR	SPR	SUP	—	SPR
Retail center/shopping center	—	—	SPR*	SPR*	—	SPR***	SPR****	SUP	—	SPR
Bakery, retail			SPR*	SPR*	SPR*	SPR	SPR	SUP	—	SPR
Bakery, wholesale			SPR*	SPR*	SPR*	SPR	SPR	SUP	—	SPR
Retail store	—	—	SPR*	SPR*	—	SPR**	SPR**	SUP	—	SPR
<b>Commercial Auto Services</b>										
Auto body and paint shop	—	—	—	SUP	—	SUP	—	SUP	—	—

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Auto service repair garage	—	—	—	SUP	SUP	SUP	—	SUP	—	—
Auto dealership	—	—	—	—	—	SUP	SUP	—	—	—
Car wash	—	—	—	SUP	—	SUP	SUP	SUP	—	—
Gasoline service station	—	—	—	SUP	—	SUP	SUP	SUP	—	—
Garage, commercial parking	—	—	SPR	SPR	—	SPR	SPR	—	—	—
Livery	—	—	—	SUP	—	SUP	SUP	SUP	—	—
<b>Commercial</b>										
Adult uses	—	—	—	SUP	—	—	—	—	—	—
Animal husbandry (less than 2 acres) <sup>#</sup>	—	SUP	—	SUP	SUP	—	—	—	—	SUP
Animal husbandry (greater than 2 acres and less than 10 acres) <sup>#</sup>	SUP	SPR	—	P	P	—	—	—	—	P
Agricultural distillery/farm winery	—	—	—	SUP	SUP	—	—	SUP	—	SUP
Agricultural services	—	—	—	SPR**	SPR**	—	—	SUP	—	—
Agricultural processing plant	—	—	—	SPR	SPR	—	SPR	SUP	—	—
Agricultural produce stand	—	—	—	P	P	—	SPR	—	—	P
Airport	—	—	—	—	—	—	—	—	SPR	—
Animal pound or shelter	—	—	—	SUP	SUP	—	SUP	—	—	—
Aquaculture facility	—	—	—	SUP	SUP	—	—	SUP	—	SUP
Bank, savings or loan institution	—	—	—	—	—	SPR	SPR	SUP*****	—	SPR
Business services	—	—	—	—	—	SPR	SPR	SUP	—	SPR
CAFO	—	—	—	UP	SUP	—	—	—	—	SUP
Co-generation facility as accessory use	—	—	—	SUP	SUP	—	—	SUP	—	SUP
Commercial extraction	—	—	—	SUP	SUP	—	—	—	—	—
Commercial fuel sales and distribution	—	—	—	—	—	SUP	SUP	SUP	SPR	—
Day-care center	—	SPR	SPR	SPR	SPR	SPR	SPR	SUP*****	—	SPR

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Farm	—	—	—	P	P	—	—	—	—	P
Funeral home	—	—	—	—	—	SPR	SPR	—	—	—
Golf course/country club	SPR	SPR	SPR	SPR	—	—	—	—	—	—
Home occupation, off-site service	P	P	P	P	P	P	P	—	—	P
Home occupation, on-site service	SUP	SUP	SUP	SUP	SUP	SUP	SUP	—	—	SUP
Household appliance sales/service center	—	—	—	—	—	SPR	SPR	SUP	—	—
Industrial uses	—	—	—	—	—	—	—	SUP	SPR	—
Junkyards	—	—	—	SUP	—	—	—	—	—	—
Municipal-county landfill/transfer station	—	—	—	—	—	—	—	—	SPR	—
Laundromat	—	—	—	—	—	SPR	SPR	SUP	—	—
Livestock or auction sale	—	—	—	SUP	SUP	—	—	—	—	SUP
Hospital	—	SUP	SUP	SUP	—	SUP	SUP	—	—	SUP
Manure storage	—	SUP	SUP	SPR	SPR	—	SPR	—	—	SPR
Museum	—	SUP	SUP	SUP	—	SUP	SUP	—	—	SUP
Outdoor performance venue	—	—	—	SUP	—	—	—	—	—	SUP
Printing or publishing establishments	—	—	—	—	—	SPR	SPR	SUP	—	—
Private club/lodge	—	—	SPR	SPR	—	SPR	SPR	—	—	SPR
Professional offices	—	—	SPR*	SPR**	—	SPR***	SPR	—	SPR	SPR
Public utility structure/use	SPR	SPR	SPR	SPR	SPR	—	SPR	—	SPR	—
Recreation and amusement, commercial	—	—	—	SUP	—	SUP	SUP	SUP	—	SPR
Riding stables/academies	—	SUP	SUP	SPR	SPR	—	—	—	—	SPR
Sawmill	—	—	—	SPR	SUP	—	—	—	—	—
Storage, commercial	—	—	—	SPR	—	SUP	SUP	—	SPR	—
Theaters	—	—	SUP	—	—	SUP	SUP	—	—	SUP

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Travel trailer and RV parks			SUP	SUP						—
Veterinary hospital	—	—	—	SPR	SPR	—	—	—	—	—
Warehousing	—	—	—	—	—	—	—	SUP	SPR	—
Wholesale distribution	—	—	—	—	—	—	—	SUP	SPR	—
Signs on-premise	—	SPR	SPR	SPR	SPR	SPR	SPR	SPR		
Signs off-premise	—	—	—	—	—	—	—	SUP	—	

\* Up to 5,000 square feet GLA

\*\* Up to 50,000 square feet GLA

\*\*\* Up to 100,000 square feet GLA

\*\*\*\* Up to 400,000 square feet GLA

\*\*\*\*\* Allowable as an accessory to a permitted use on the premises.

# Refer to § 84-18 for specific requirements and restrictions related to animal husbandry uses.

Note 1. Uses allowed in each district may be combined as a mixed use. The specific review process for each use involved shall be followed. If there is a conflict in requirements between two or more uses, the most restrictive requirement shall apply.