

ZONING

118 Attachment 3

Town of New Hartford
Schedule A: Permitted Uses

[Amended 3-11-2015 by L.L. No. 4-2015; 6-14-2017 by L.L. No. 4-2017; 12-13-2017 by L.L. No. 8-2017; 4-20-2022 by L.L. No. 3-2022]

KEY:

P = Permitted as of right

SPR = Permitted with site plan review

SUP= Requires a special use permit

Blank = Prohibited in that district

Use Category	PR	A	RA	LDR	MDR	HDR	MHP	C-1	C-2	C-3	MU	I	M	Additional Standards
RESIDENTIAL USES														
Congregate residence						P					SPR	P		
Dwelling, one-family		P	P	P	P	P	P		P	P	P		P	
Dwelling, attached, one-family attached					P	P					P			
Dwelling, two-family, including attached					P	P					P		P	
Dwelling, multifamily						SPR								
Dwelling, attached, multifamily						SPR								
Dwelling, multifamily senior housing adjacent to, or on the same property as, a long-term care facility												SPR		
Dwelling, units above first-floor commercial								SPR	SPR		SPR	SPR		
Long-term care facility, community-based		SUP	SUP	SUP	SUP	SUP						SPR		§ 118-50
Long-term care facility							SPR					SPR		
Manufactured home park (court)							SPR							§ 118-61
COMMUNITY USES														
Cemetery		SPR	SPR									SPR		
College, university, vocational school								SPR	SPR			SPR	SPR/SUP	
Community center	SPR			SPR	SPR	SPR	SPR	SPR	SPR		SPR	SPR		
Cultural facility								SPR	SPR		SPR	SPR		
Day care, child/family day-care facility		P	P	P	P	P	P	P	P	P	P	P	P	
Day care, adult (day treatment facility)						SPR					SP/SU	SPR		
Eleemosynary uses						SPR		SPR	SPR	SPR	SPR	SPR		
Hospital								SPR			SPR	SPR	SPR	
Library				SPR	SPR	SPR		SPR	SPR		SPR	SPR		
Medical or dental use								SPR	SPR	SPR		SPR		
Membership clubs or lodge						SPR/SUP		SPR	SPR		SPR	SPR	SPR	
Park and recreation, public	P	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		
Public/municipal facility	P	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR/SUP	SPR/SUP	SPR/SUP	
Public utility substation not otherwise listed		SPR/SUP	SPR/SUP	SPR/SUP	SPR/SUP	SPR/SUP	SPR	SPR	SPR	SPR		SPR	SPR	
Religious institution		SPR	SPR	SPR	SPR	SPR				SPR	SPR	SPR		
School		SPR	SPR	SPR	SPR	SPR						SPR		

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COMMERCIAL USES														
Adult entertainment													SPR/SUP	§ 118-45
Agriculture		P	P											§ 118-69
Airport or aircraft landing strip		SPR												
Animal shelter		SPR	SPR									SPR	SPR	
Arenas								SPR	SPR			SPR		
Art gallery								SPR	SPR		SPR			
Artist studio, artist Loft		P	P					SPR	SPR		SPR			
Automobile rental									SUP					§ 118-47
Automobile/motorized vehicle sales or leases								SPR						§ 118-46
Automobile/motor vehicle repair station, without body shop								SPR					SPR	§ 118-62
Automobile repair, body shop													SPR	§ 118-62
Bar, tavern								SPR	SPR		SP/SU		SPR	
Barn conversions on land formerly used for agriculture as a principal use		SPR/SUP	SPR/SUP											§ 118-47
Bed and breakfast		SP	SP			SPR			SPR		SPR			
Broadcasting facility, radio or television								SPR					SPR	
Cafe								SPR	SPR	SPR	SPR	SPR		
Car wash								SPR	SPR				SPR	§ 118-48
Contractors yard		SPR							SPR					
Dry cleaning collection facility								SPR	SPR		SPR			
Entertainment and recreation, indoor, commercial								SPR	SPR			SPR		
Entertainment and recreation, outdoor, commercial not otherwise listed in Schedule A		SPR/SUP						SPR	SPR			SPR		
Fish and game club	SPR	SPR												
Freight or trucking terminal								SPR/SUP					SPR	
Funeral home, mortuary, but not including crematoriums								SPR	SPR		SPR	SPR		
Gasoline service station, with or without convenience store								SPR	SPR				SPR	§ 118-55
Golf course	SPR	SPR/SUP	SPR/SUP					SPR	SPR					§ 118-56
Greenhouse, plant nursery		P	P					SPR	SPR		SPR			
Heliport		SPR						SPR				SPR	SPR	
Horse boarding, commercial		P												§ 118-58
Hotel								SPR	SPR			SPR		
Kennel, boarding or breeding		SPR	SPR											§ 118-60
Laundromat								SPR	SPR		SPR	SPR		
Machinery and farm equipment, sales, service and repair, welding		SPR/SUP						SPR					SPR	

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Motel								SPR				SPR		
Office								SPR	SPR	SPR	SPR	SPR	SPR	
Pawnshop/pawnbroker								SPR						
Personal service establishment								SPR	SPR	SPR	SPR	SPR		
Recycling center													SPR	
Redemption center								SPR	SPR	SPR	SPR		SPR	
Research and development facility								SPR	SPR			SPR	SPR	
Restaurant								SPR	SPR		SPR	SPR		
Retail and service establishments not otherwise listed in this Schedule A								SPR	SPR		SPR			
Riding academy or stable		SPR												
Sawmill, commercial		SPR											SPR	§ 118-70
Self-storage unit facility								SPR					SPR	§ 118-71
Shopping center or plaza								SPR	SPR					
Shopping mall								SPR						
Veterinary clinic/hospital		SPR	SPR					SPR	SPR			SPR		
Veterinary clinic/hospital, with a kennel		SPR	SPR											
Warehouse, storage and wholesale distribution, enclosed, unless otherwise listed in Schedule A								SPR					SPR	
INDUSTRIAL USES														
Asphalt or concrete manufacturing													SPR/SUP	
Bulk chemical storage													SPR/SUP	
Bulk fuel storage													SPR/SUP	
Manufacturing not otherwise listed in this Schedule A													SPR	
ACCESSORY STRUCTURES AND USES														
Accessory use, customary structure or use	P	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory apartment		P	P	P	P	P					P			§ 118-44
Drive-through service								SPR	SPR			SPR/SUP	SPR	§ 118-52
Housing for farm workforce		P	P											§ 118-59
Farm stands, temporary		P	P	P/SPR					SPR		SPR			
Greenhouse, commercial, accessory to residence		P	SPR	SPR/SUP										
Ground-mounted, freestanding energy systems/collectors	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Home occupation, Type 1		P	P	P	P	P			P	SUP	P			§ 118-57
Home occupation, Type 2		SUP	SUP	SUP			P		P	P	P			§ 118-57
Horse boarding, accessory to residential use for personal use only		P/SPR	P/SPR											§ 118-58
Outdoor wood boiler		P	P										P	§ 118-66
Solar energy systems/collectors, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 118-74

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