

ZONING

231 Attachment 1

Village of Tivoli

Schedule of Permitted Uses

R-1A District

[Amended 12-21-2016 by L.L. No. 1-2017; 3-18-2020 by L.L. No. 1-2020; 8-14-2024 by L.L. No. 1-2024]

| Purpose: This district is intended to provide dwelling units in detached, semidetached and attached structures at a medium density reflecting the rural character and physical constraints (i.e., soils, drainage, topography). |  |   |
|---|--|---|
| Principal Uses  | Special Permitted Uses   | Accessory Uses  |
| Agriculture   | Accessory dwelling unit, subject to the provisions of § 231-23.1                                 | Accessory use of buildings, as defined herein   |
| Dwelling, 1-family  | Alternate care housing, subject to the provisions of § 231-23                                    | Accessory buildings and structures customarily associated with the permitted principal use                      |
| Municipal use   | Bus passenger shelter, for which the Planning Board may waive the provisions of § 231-22         | Home occupation, Class 1, subject to the provisions of § 231-31   |
| Parks, public and private   | Carnival, circus or fair, subject to the provisions of § 231-30                                  | Hosted short-term rental, subject to the provisions of § 231.41.1   |
| Playgrounds   | Clinic, dental   | In the principal dwelling, the keeping of not more than 3 roomers and boarders                                  |
|   | Clinic, medical  | Outdoor storage of a maximum of 1 small trailer as defined in § 231-4 and subject to the provisions of § 231-34 |
|   | Demolition, subject to the provisions of § 231-26  | Off-street parking and loading as required by § 231-39  |
|   | Dwellings, multifamily row house or townhouse, subject to the provisions of §§ 231-28 and 231-38 | Signs, as permitted by § 231-42   |
|   | Home occupation, Class 2, subject to the provisions of § 231-31                                  | Temporary structures, as permitted by § 231-17  |
|   | Hospital, animal or veterinary clinic  |   |
|   | Kennel, on a site not less than 10 acres   |   |
|   | Mobile home park, on a site not less than 10 acres conforming to the provisions of § 231-36      |   |
|   | Nursing or convalescent home   |   |
|   | Nursery school   |   |
|   | Place of worship   |   |
|   | Riding academy   |   |
|   | Schools, elementary or secondary   |   |
|   | Stables, private and public  |   |