

ZONING

231 Attachment 2

Village of Tivoli

Schedule of Permitted Uses

R-2A District

[Amended 9-19-2012 by L.L. No. 3-2012; 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 structures at a low density. All development should be sensitive to the physical character and natural constraints of these locations.		
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
Farm	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
Farmhouse	Carnival, circus or fair, subject to the provisions of § 231-30	Hosted short-term rental, subject to the provisions § 231-41.1
Municipal use	Clinic, dental	In the principal dwelling or farmhouse, the keeping of not more than 3 roomers and boarders
Parks, public and private	Clinic, medical	Outdoor storage of a maximum of 2 small trailers as defined in § 231-4 and subject to the provisions of § 231-34
Playgrounds	Conference center	On a farm, open storage of machinery or vehicles associated with farming operations. This, however, shall not be construed to permit the establishment of a junkyard as defined herein.
	Demolition, subject to the provisions of § 231-26	Off-street parking and loading as required by § 231-39
	Home occupation, Class 2, subject to the provisions of § 231-31	Roadside stand, not more than 1 per farm, subject to the provisions of § 231-40.1
	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	
	Nursery school	
	Nursing or convalescent home	
	Place of worship	
	Riding academy	