

ZONING

231 Attachment 6

Village of Tivoli

Schedule of Permitted Uses  
GB District<sup>(a)</sup>

[Amended 11-17-2010 by L.L. No. 1-2010; 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: The designation of this district is intended to maintain the Village character, to encourage adaptive reuse and preservation of existing buildings, and to encourage pedestrian traffic attracted to retail and service uses on a smaller scale than those in the RB District.		
Principal Uses <sup>(b)</sup>	Special Permitted Uses <sup>(b)</sup>	Accessory Uses <sup>(b)</sup>
Amusement and recreation services	Accessory dwelling unit, subject to the provisions of § 231-23.1	Accessory buildings and structures customarily associated with the principal permitted use
Artist or craft workshop	Clubhouse	Home occupation, Class 1, subject to the provisions of § 231-31
Bakery	Cultural facility, subject to the provisions of § 231-25.1	Hosted short-term rental, subject to the provisions of § 231-41.1
Bank	Demolition, subject to the provisions of § 231-26	Off-street parking and loading as required by § 231-39
Bar or tavern	Dry-cleaning establishment	Outdoor storage of a maximum of 1 small trailer as defined in § 231-4 and subject to the provisions of § 231-34
	Internet sales business	Signs as permitted by § 231-42
Clinic, dental or medical	Light industry	Temporary structures as permitted by § 231-17
Delicatessen	Vending cart, subject to the provisions of § 231-30.2	
Dwelling units not occupying any ground floor area		
Farmers' market		
Furniture store		
Hotel		
Internet sales business		
Library		
Municipal use		
1-family dwelling in a building in existence as of the effective date of this provision		
Office		
Personal service establishment		
Restaurant		
Retail business		
Salesroom of a builder or contractor		
Theater		

NOTE:

- (a) All uses except one-family dwellings in the GB District require site plan approval in accordance with Article IX.
- (b) Drive-in or drive-through businesses of any kind are prohibited in the GB District.