

ZONING

190 Attachment 1

Town of Berne

Schedule of Uses [Amended 7-14-2021 by L.L. No. 3-2021]

KEY:

- P Designates a use permitted by right.
- X Designates a conditional use contingent upon securing a special use permit from the Zoning Board of Appeals in accordance with Article IX, § 190-64.
- + Designates a use subject to site plan approval by the Planning Board in accordance with Article VIII, § 190-58.
- Designates a prohibited use.

Zoning District	RAF	MDR	NC	GC	IND	TN/MU1	TN/MU2	Historic District
Residential Uses								
Detached one- or two-family dwellings	P	P	P	•	•	P	P	
Residential use combined with commercial use	•	•	X+	X+	•	X+	X+	
Multifamily (three or more units)	•	•	•	•	•	•	•	
Manufactured home	P	P	•	•	•	P	P	
Senior citizen housing						X+	X+	
Conversion of seasonal residence to year-round residence	X	X	X	•	•	X	X	
Assisted living center/adult care						•	•	
General Uses								
Agriculture not including the keeping of fowl or farm animals (§ 190-17M)	P	•	•	P	•	P	P	
Agriculture including the keeping of fowl and farm animals (§ 190-17M)	P	•	•	X+	•	•	•	
Cemetery (§ 190-29)	X	X	X+	X+	•	•	•	
Church, other places of worship or religious instruction	X+	X+	X+	X+	•	X+	X+	
Cultural facility (art gallery, museum, community building) (§ 190-37)	P+	P+	P+	P+	•	X+	X+	
Forestry	P	P	•	•	•	•	•	
Golf course, country club, athletic field	P+	P+	•	•	•	•	•	

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Hospital, nursing or convalescent home, sanitarium (§ 190-35)	X+	X+	•	•	•	•	•	
Municipal buildings, public libraries, and fire stations	P	P	P	P	•	P+	P+	
Private and membership clubs (§ 190-37)	X+	X+	X+	X+	•	X+	X+	
Public recreation buildings and grounds	P	P	P	P	•	•	•	
Public utility buildings servicing neighborhood excluding offices and storage	X+	X+	X+	X+	X+	X+	X+	
Public, parochial or not-for-profit private schools	X+	X+	X+	X+	•	X+	X+	
Trailer park (§ 190-38)	•	•	•	X+	•	•	•	
Trailer sales lot (§ 190-38)	•	•	•	X+	•	•	•	
Recreational trailer park (§ 190-38)	•	•	•	X+	•	•	•	
University, college, seminary, convent	X+	•	•	X+	•	•	•	
Accessory Uses								
Home occupation, major	X+	X+	X+			X+	X+	X+
Home occupation, minor	P	P	P			P	P	P
Accessory use customarily incidental to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P	P	
Accessory use customarily incidental to any of the uses mentioned herein and not on the same lot	P	•	P+	P	P	•	•	
Structures for farm animals for noncommercial purposes	P	•	•	X+	•	•	•	
Swimming pool (§ 190-42)	P+	P+	P+	P+	•	P+	P+	
Business Uses								
Aircraft landing field	X+	•	•	•	•	•	•	
Airport (§ 190-27)	•	•	•	•	•	•	•	
Amusement operated for profit	•	•	X+	X+	•	•	•	
Antique sales						X+	X+	
Artist studio						X+	X+	

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Zoning District	RAF	MDR	NC	GC	IND	TN/MU1	TN/MU2	Historic District
Auctions	X+	•	•	P+	•	•	•	
Automobile sales and service	•	•	P+	P+	•	•	•	
Automobile wreckers	•	•	X+	X+	P+	•	•	
Banks, general and professional offices, studios	•	•	P+	P+	•	X+	X+	
Bar or nightclub	•	•	X+	X+	•	•	•	
Bed-and-breakfast inn						P+	P+	
Bowling alley	•	•	X+	X+	•	•	•	
Car-washing station	•	•	•	P+	•	•	•	
Commercial parking lot [§§ 190-18 and 190-22E(8)]	•	•	X+	X+	•	X+	X+	
Convenience store						X+	X+	
Conversion of existing structure to new business use (including only permitted uses listed in this section ¹)						P	P	
Day-care center						X+	X+	
Skating rink, billiard hall	•	•	X+	X+	•	•	•	
Shopping center	•	•	X+	X+	•	•	•	
Equipment rental/sale	X+	•	P+	P+	P+	•	•	
Florist						X+	X+	
Funeral home	•	•	P+	P+	•	X+	X+	
Gasoline filling station (§ 190-33)	•	•	X+	X+	X+	•	X+	
Greenhouse, nursery	P	•	P	P	P	•	•	
Motel (§ 190-39)	•	•	P+	P+	•	•	•	
Newspaper office, printing shop	•	•	P+	P+	•	X+	X+	
Personal service (barber, beauty salon, shoe repair)	•	•	P+	P+	•	X+	X+	
Public garage	•	•	P+	P+	•	•	•	
Radio, television, and other electrical transmission stations and towers	•	•	•	•	X+	•	•	
Radio, television and other electrical transmission stations and towers when they share use of an existing structure						X+	X+	
Recreational business	•	•	X+	X+	•	•	•	

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Restaurant or cafe with no drive-through	X+	•	P+	P+	•	X+	X+	
Restaurant or cafe with drive-through						•	•	
Retail stores, shop located in converted residential structure						X+	X+	
Retail stores, shop located in new structure	•	•	P+	P+	•	X+	X+	
Retail business or service, not specifically mentioned herein	•	•	X+	X+	X+	•	•	
Riding academy, stables (§ 190-40)	X+	•	•	•	•	•	•	
School conducted for profit	X+	•	X+	X+	•	X+	X+	
Self-service laundry	•	•	P+	P+	•	•	•	
Theater, public assembly	•	•	P+	P+	•	X+	X+	
Veterinarian office/animal hospital	X+	•	P+	P+	•	•	•	
Kennel	X+	•	X+	X+	•	•	•	
Wholesale business or service not specifically mentioned herein	•	•	X+	X+	X+	•	•	
Industrial Uses								
Soil extractive operations, soil mining (Article VI)	X+	•	•	•	•	•	•	
Fuel, gasoline, oil storage	X+	•	•	X+	•	•	•	
Manufacturing, fabrication, extraction, assembly, warehousing and other handling of materials (Article VI)	•	•	•	X+	P+	•	•	
Research, development or engineering laboratories	•	•	•	X+	P+	•	•	

NOTE:

¹ Conversions of existing structures are permitted. However, a special use permit and site plan review may also be required if the new use requires such processes.