

ZONING

138 Attachment 2

Schedule I, Zoning Schedule of Use Controls
Village of Dundee, New York

[Amended 5-23-1989 by L.L. No. 2-1989; 8-28-2012 by L.L. No. 3-2012; 11-9-2021 by L.L. No. 5-2021; 7-9-2024 by L.L. No. 2-2024; 1-14-2025 by L.L. No. 3-2025]

District	Purposes	Permitted Principal Uses	Permitted Accessory Uses	Special Uses
R-1 Low-Density Residential ¹	To delineate areas where predominantly residential development has occurred or will be likely to occur in accordance with the Comprehensive Plan for the Village of Dundee To upgrade the character of all residential areas in the Village by requiring standards of land use and lot and building bulk and size which more accurately reflect existing development To protect the integrity of residential areas by prohibiting the incursion of incompatible nonresidential uses	1-family detached dwellings Churches and similar places of worship Public elementary and high schools, public parks and playgrounds Libraries and museums Conversions of single-family dwellings into 2- or 3-family dwellings, provided that each apartment contains a minimum of 500 square feet of floor space	Private garage Customary home occupations or professional offices Signs Other accessory uses customarily incidental to the principal use Private swimming pools	Community buildings, social halls, clubs, lodges and fraternal organizations Golf courses and public swimming pools Essential services Mobile home parks Planned unit development Multifamily attached dwellings Adult homes Mobile homes
R-2 Medium-Density Residential ¹	To delineate those areas where predominantly residential development has occurred or will be likely to occur at multifamily densities in accordance with the Comprehensive Plan for the Village of Dundee	Any use permitted in the R-1 Low-Density Residential District 2-family dwellings	Any accessory use permitted in the R-1 Low-Density Residential District	Except for mobile home parks, any special uses permitted in the R-1 Low-Density Residential District Multifamily attached dwellings
C-1 Commercial	These Commercial Districts shall contain residential and commercial uses that have developed therein over time as well as portions of the Village located within those commercial districts that are well suited for future development of residential and commercial uses.	(1) Any use permitted in the Low-Density Residential District. (R-1) in the Medium Density Residential District (R-2). (2) Any use permitted requires site plan review pursuant to this Chapter. (3) Professional, business, municipal or other governmental agency offices. (4) Antique, gift, novelty, and souvenir shops. (5) Bed-and-breakfasts. (6) Barber shop, beauty parlor and salons. (7) Funeral parlors/monument maker. (8) Adult day-care centers and child day nurseries or child-care centers, including, but not limited to, babysitting facilities. (9) Churches and other places of worship, including temples, synagogues and mosques. (10) General retail business in existing buildings. (11) Business or Commercial use in the following buildings is limited to the first floor. Family or multi-family dwelling units are permitted on any floor above the first Floor: (a) On the east side of Main Street, starting at 2 Main Street ending at 32 Main Street. (b) On the west side of Main Street, starting at 1 Main Street ending at 29 Main Street. (c) On the west side of Water Street, starting at 6 Water Street ending at 22 Water Street.	1. Domestic storage in the main building or an accessory structure. 2. Garage, private. 3. Garden house, tool house, playhouse or greenhouse incidental to a residential use. 4. Storage of a boat trailer or camp trailer or a boat, but not in a front yard. 5. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests. 6. Temporary buildings, the uses of which are incidental to construction or sale or rental operations during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner. 7. Accessory apartments, including, but not limited to, apartments in the primary residence and living quarters above garages or barns.	The following buildings and uses are permitted as special uses if approved by the Village Board of Trustees acting as the Village Planning Board, in accordance with the procedures, guidelines and standards for Site Plan Review and Special Uses and any other requirements specified in this chapter: 1. Storage/warehouse and/or rental storage units for domestic use and/or pod units; 2. Gas/fuel distributors; 3. Auto repair shops; 4. Lumber yard / Construction yard.
M-1 Industrial	To delineate areas best suited for industrial development because of location, topography, existing facilities and relationship to other land uses Uses incompatible with industry are not to be permitted	Any manufacturing, assembly or other industrial or research operation meeting the requirements of the performance standards of this chapter Farm, farm uses and customary farm occupations Warehouses for enclosed storage of goods and materials, distribution plants, wholesale businesses	Signs Customary accessory uses incidental to a permitted use	Large-scale industrial park development Extraction of stone, sand and gravel Automobile service and repair stations Uses involving outdoor storage areas Cannabis product sales/dispensary facilities ² Cannabis on-site consumption establishments ²
M-2 Light Industrial ¹	Manufacturing, design, assembly or processing of products or materials for wholesale or retail with a limit of 30 employees on site, does not produce high volumes of polluting waste and is compatible with other uses in the district, as well as retail or wholesale of products delivered to the site and storage of products or materials	Food processing, apparatus or equipment production and/or assembly. Product design. Packaging manufacturing. Retail or wholesale sales of products produced on	A sign not exceeding 16 square feet advertising the operation and sales; Sales area for products produced on site or delivered to the site; On site parking not exceeding 35	All Light Industrial (M-2) District uses are special uses, including site plan review

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		site or delivered to the site for sale.	parking spaces; Other accessory uses customarily incidental to the principal uses.	
L-C Land Conservation	To delineate those areas where substantial development of the land in the form of buildings or structures is prohibited due to: 1. Special or unusual conditions of topography, drainage, floodplain or other natural conditions, whereby considerable damage to buildings or structures and possible loss of life may occur due to the processes of nature 2. The lack of proper facilities or improvements resulting in the land not being suitable for development at the present time and where such facilities or improvements must be taken on an areawide rather than individual-parcel basis in order to serve adequately the area at reasonable cost to the Village			Farm and other agricultural operations Parks, golf courses, athletic fields and other similar uses Essential services Disposal facilities, landfill operations and similar uses Campsites

NOTES:

- ¹ Cannabis product sales/dispensary establishments and cannabis on-site consumption establishments are prohibited in this district.
- ² Subject to site plan approval.