

ZONING

161 Attachment 1

**Town of Waterford
Table 1: Use Table by District**

P = permitted by right with No Planning Board review
 SPR = Requires site plan review and approval by the Planning Board
 SUP = Requires special use permit by the Planning Board
 X = Not permitted
 NA = Not applicable

Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Residential Uses									
Convalescent or nursing homes or homes for the aged	SUP	SUP	SUP	X	X	X	X	X	X
Multifamily dwellings	SUP	SUP	X	X	X	X	X	X	X
1-family dwellings	P	P	P	P	P	P	P	X	X
Senior citizen independent living facility	SUP	SUP	X	X	X	SUP	X	X	X
2-family dwellings (see above for multifamily)	SUP	SUP	SUP	SUP	SUP	SUP	X	X	X
Agriculture or Agriculturally Related Uses									
Agricultural product packaging, processing or storage facilities, except as prohibited under Subsection C of this section ¹	X	X	X	X	X	X	SPR	SPR	X
Cider plants, cold storage or agricultural processing plants not incidental to a permitted principal use or a customary agricultural use	X	X	X	X	X	X	SPR	SPR	X

¹ Editor's Note: So in original.

WATERFORD CODE

Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Custody of poultry and livestock with a minimum of 5 acres and meeting requirements pursuant to § 161-33; the basis on which the Board shall grant such a permit shall be such use shall not constitute a public or private nuisance	SUP	SUP	SUP	X	X	X	X	X	X
Farms or other customary agricultural uses and structures, including woodland and commercial woodlots and reforestation areas, on-farm nurseries and greenhouses and customary farm accessory buildings, but not including residential dwellings; see also Article V of this chapter	X	X	SUP	X	X	X	X	X	P
On-farm markets or direct sales of agricultural products that are grown on premises	X	X	SUP	X	X	X	X	X	SUP
Accessory Uses									
Accessory buildings, uses or structures customarily incidental to a permitted single- or 2-family residential principal use	P	P	P	P	P	P	P	P	P
Accessory buildings, uses or structures customarily incidental to a permitted multifamily principal use	SPR	SPR	X	X	X	X	X	X	X
Accessory buildings, uses or structures customarily incidental to a permitted commercial principal use	X	X	X	SPR	SPR	SPR	SPR	SPR	X

ZONING

Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Business or advertising signs as regulated under Article V of this chapter ²	X	X	X	P	P	P	P	P	X
Identification signs or nameplates as regulated in Article V of this chapter (1)	P	P	P	P	P	P	P	P	X
Portable on-demand storage with building permit for maximum of 45 days	P	P	P	P	P	P	P	P	X
Solar panels roof-mounted on existing or proposed residence or commercial building or accessory structure	P	P	P	P	P	P	P	P	X
Solar panels, ground-mounted associated with individual residential (see accessory use)	P	P	P	P	P	P	P	P	X
Wind facility, use for individual property	X	X	SUP	X	X	X	SPR	X	X
Commercial and Industrial Uses									
Adult uses	See Chapter 47 of the Town of Waterford Code								
Antique sales, where accessory to a residence	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Any use equivalent to other permitted uses in the M1 and M2 Districts, but not including any use which may become hazardous, noxious or offensive by reason of the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried wastes	NA	NA	NA	NA	NA	NA	SPR	SPR	NA
									L-C

² Any sign associated with a use requiring site plan approval or a special use permit part of the application and shall be reviewed by the Planning Board at time of review.

WATERFORD CODE

Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	District. See 161
Any use equivalent to uses specifically prohibited in the M1 and M2 Districts	NA	NA	NA	NA	NA	NA	X	X	NA
Auto wrecking, including junkyards	X	X	X	X	X	X	X	X	X
Automotive repair, automotive service stations	X	X	X	X	SPR	X	X	X	X
Automatic or coin-operated laundries or dry cleaners or pickup stations	X	X	X	SPR	SPR	X	X	X	X
Banks or savings or loan institutions	X	X	X	SPR	SPR	SPR	X	X	X
Bed-and-breakfast	SUP	SUP	SUP	SUP	SUP	SUP	X	X	X
Bowling alley	X	X	X	X	SPR	X	X	X	X
Businesses or professional offices	X	X	X	SPR	SPR	SPR	X	X	X
Cemeteries	X	X	SUP	X	X	X	X	X	P
Churches or other places of worship, parish houses, rectories, or convents	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	X
Clubs or lodges	SUP	SUP	SUP	SPR	SPR	SPR	X	X	X
Commercial recreation, excluding outdoor theaters	X	X	X	X	SPR	X	X	X	X
Convenience stores with fuel station	X	X	X	SPR	SPR	X	SPR	SPR	X
Convenience store without fuel station	X	X	X	SPR	SPR	SPR	X	X	X
Real estate or insurance offices, law offices, engineers' offices, architects' offices or chiropractors' or chiropodists' offices as home occupations only	P if Minor; SUP if Major	P if Minor; SUP if Major	P if Minor; SUP if Major	P if Minor; SPR if Major	P if Minor; SPR if Major	P if Minor; SPR if Major	X	X	X

ZONING

Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Dentists' offices, real estate or insurance offices, law offices, engineers' offices, architects' offices or chiropractors' or chiropodists' offices	X	X	X	SPR	SPR	SPR	X	X	X
Drive-in service establishments where business is transacted between the establishment and a person in a parked or stationary automotive vehicle, except outdoor theaters.	X	X	X	SPR	X	X	X	X	X
Family day care	P	P	P	P	P	P	X	X	X
Federal, state, or municipal public buildings or uses or utility or essential service buildings.	SPR	SPR	P	SPR	SPR	SPR	SPR	SPR	X
Fueling stations	X	X	X	SPR	SPR	X	SPR	SPR	
Funeral homes, subject to the provisions of Article V of this chapter	SUP	SUP	SUP	X	SPR	SPR	X	X	X
Golf courses	X	X	SUP	X	X	X	X	X	X
Home occupations, minor	P	P	P	P	P	P	P	X	X
Home occupations, major	X	X	X	SPR	SPR	SPR	SPR	X	X
Individual manufactured homes on a foundation	X	SUP	X	X	X	X	X	X	X
Industrial use	X	X	X	X	X	X	SPR	SPR	X
Laboratories, research, experimental or testing, provided that no operation shall be conducted which may cause hazardous, noxious or offensive conditions in the district in which such laboratory is located	X	X	X	X	X	X	SPR	SPR	X
Manufacture of alcohol or dye	X	X	X	X	X	X	X	X	X
Manufacture of cement, lime, gypsum, plaster of Paris or	X	X	X	X	X	X	X	X	X

WATERFORD CODE

abrasives									
Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Manufacture of corrosive acid or alkali	X	X	X	X	X	X	X	X	X
Manufacture of fertilizer, glue or size involving the recovery or refining of products from fish or animal refuse	X	X	X	X	X	X	X	X	X
Manufacture of fireworks, munitions, or explosives	X	X	X	X	X	X	X	X	X
Manufacture, compounding, assembling, fabricating or treatment of articles or merchandise from the following previously prepared materials: fiber, fur, glass, leather, paper, plastics, precious or semiprecious stones or metals, sheet metal not thicker than 18 gauge, textiles, tobacco, wax, wire or wood or silicones	X	X	X	X	X	X	P	P	X
Medical care facility	X	X	X	SPR	SPR	SPR	X	X	X
Mini storage facilities	X	X	X	SUP	SUP	X	SPR	SPR	X
Mixed-use commercial/residential buildings	X	X	X	SPR	SPR	SPR	X	X	X
Mixed commercial use with retail, restaurant, and fuel uses on the same premises	X	X	X	SPR	SPR	X	SPR	SPR	X
Motels or hotels	X	X	X	SPR	SPR	X	X	X	X
New York State Barge Canal uses	X	X	X	X	X	X	X	X	P
Nursery schools, day-care center, commercial day-care center	SUP	SUP	SUP	SPR	SPR	X	X	X	X
Office building	X	X	X	X	SPR	X	X	X	X
Outdoor commercial recreation,	X	X	X	X	SPR	X	X	X	X

ZONING

including horse riding									
Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Parks, playgrounds, athletic field	P	P	P	P	P	P	P	P	P
Personal service shops, such as barber, beauty parlor, tailor, or shoe repair, not as a home occupation	X	X	X	SPR	SPR	SPR	X	X	X
Physicians or surgeons' offices, subject to the provisions of this chapter	X	X	X	SPR	SPR	SPR	X	X	X
Private recreation areas or use of land involving archery target practice	X	X	SUP	X	X	X	X	X	X
Private recreation areas	X	X	SUP	X	X	X	X	X	SUP
Production or refining of petroleum or other flammable liquids	X	X	X	X	X	X	X	X	X
Public or private schools	P	P	P	P	P	P	X	X	X
Outdoor recreation areas operated by membership organizations for the recreational benefit of their members and not for gain	P	P	P	P	P	P	X	X	SUP
Rendering of grease, tallow, or fats	X	X	X	X	X	X	X	X	X
Restaurants or other places for serving food and beverages	X	X	X	P	P	X	X	X	X
Mixed commercial use with retail, restaurant, and fuel uses on the same premises	X	X	X	SPR	SPR	X	SPR	SPR	X
Retail stores	X	X	X	SPR	SPR	X	X	X	X
Service enterprises engaged in the incidental retail sale of goods or products associated with the operation in which sales revenues do not exceed	X	X	X	X	X	P	X	X	X

WATERFORD CODE

50% of gross annual revenues									
Solar farm	X	X	SUP	X	X	X	SUP	X	X
Town of Waterford Zoning Code Use Table	R-75 District	R-100 District	R-Rural District	C-1 District	C-2 District	C-3 District	M-1 District	M-2 District	L-C District. See 161
Stockyards or slaughterhouses	X	X	X	X	X	X	X	X	X
Telecommunications towers	See Section 161-34.5								
Theater	X	X	X	SPR	SPR	X	X	X	X
Tool or die manufacture, including precision instruments	X	X	X	X	X	X	SPR	SPR	X
Truck terminals or places for the storage or maintenance of vehicles or trailers used in long- distance freight hauling	X	X	X	X	X	X	SPR	SUP	X
Warehouse or storage facilities (Commercial), excluding commercial crude oil, petroleum or natural gas storage tanks	X	X	X	X	X	X	SPR	SPR	X
Water impoundment for recreation or storage	X	X	SUP	X	X	X	X	X	X
Wholesale, storage, freight terminal, or utility uses	X	X	X	X	X	X	SPR	SPR	X

NOTES:

- (1) Any sign associated with a use requiring site plan approval or a special use permit part of the application and shall be reviewed by the Planning Board at time of review.