

# ZONING

## 210 Attachment 1

### Table of Use Regulations

**[Amended 9-21-1991 by L.L. No. 1-1991; 6-23-1992 by L.L. No. 2-1992; 11-24-2003 by L.L. No. 2-2003; 8-23-2004 by L.L. No. 1-2004; 11-17-2008 by L.L. No. 2-2008; 1-21-2018 by L.L. No. 3-2018; 10-22-2018 by L.L. No. 4-2018; 5-28-2019 by L.L. No. 1-2019; 9-13-2021 by L.L. No. 2-2021; 10-25-2022 by L.L. No. 6-2022]**

Symbols:

- (P) Designates a use permitted by right.
- (S) Designates a use permitted by right, subject to site plan review.
- (X) Designates a conditional use contingent on securing a special use permit in each case, from the Planning Board in compliance with the specific standards set forth in Article VI and subject to site plan review.

Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
<b>Residential Uses</b>									
Dwelling, one-family**	P	P	P	P	P	P	—	—	P
Dwelling, two-family	S	S	S	S	S	S	—	—	S
Dwelling, three-family	—	X	X	X	X	—	—	—	X
Dwelling, multifamily	—	—	X	X	X	—	—	—	—
Residential conversions [§ 210-40D(10)]	X	X	X	X	X	X	—	—	X
Mobile home	P	P	—	—	—	—	—	—	—
Mobile home park	—	S	—	—	—	—	—	—	—
<b>General Uses</b>									
Agriculture (not including the keeping of fowl or farm animals)	P	P	P	P	P	P	P	P	P
Agriculture (including the keeping of fowl or farm animals)	P	P	—	—	—	—	—	—	—
Keeping of chickens and bees <sup>1</sup>	P	P	P	P	P	P	P	P	P
Retail sale of agricultural produce grown on the same lot or farm from a road stand	X	X	—	—	—	—	—	—	—
Vacation resort, camp, cottage or cabin development	X	X	—	—	—	—	—	—	—
Church or other place of worship	S	S	S	S	S	S	S	S	S
Private, academic or parochial school	S	S	S	S	S	S	S	—	S
Nursery school (as defined in § 210-5); day-care center (as defined in § 210-5)	S	S	S	S	S	S	—	—	—
Hospital	—	X	X	X	X	—	—	—	—

<sup>1</sup> Keeping of chickens and bees are uses permitted by right subject to the standards and requirements set forth in § 210-27.

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Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
Nursing or convalescent home or sanitarium	X	X	X	X	X	—	—	—	—
Cultural facilities (library, art gallery, museum, etc.)	S	S	S	S	S	S	S	—	S
Nonprofit club or recreational use	S	S	S	S	S	S	S	S	S
Federal, state, county and municipal government offices	S	S	S	S	S	S	S	S	S
Public parks and playgrounds	S	S	S	S	S	S	S	S	S
Public schools, firehouses, town Hall, library	S	S	S	S	S	S	S	S	S
Institution or philanthropic use	X	X	X	X	X	X	X	—	X
Cemetery in compliance with § 210-36	S	S	S	—	—	—	—	—	—
Crematory in compliance with § 210-36	—	S	—	—	—	—	—	—	—
Golf course of country club	S	S	S	S	S	—	—	—	—
Public utility lines, mains, laterals, except high-tension lines, bus station, railroad stations	S	S	S	S	S	S	S	S	S
Structures and buildings used by public utilities in furnishing services, including electric or gas utility substation, water or sewage pumping stations and other similar structures, high-tension lines, unless required to provide services to the district	S	S	X	X	X	S	S	S	S
Commercial telecommunication facilities									
Type 1:	X	X	X	X	X	X	X	X	X
Type 2:	X	X	X	X	X	X	X	X	X
Type 3:	X	X							
Type 4:	X	X							
Type 5:	X	X							
Short-term rental					<sup>2</sup>				
Owner occupied <sup>3</sup>	P	P	P	P	P	P	P		
<b>Accessory Uses</b>									
Customary home occupation	S	S	S	S	S	S	S	S	S
Accessory apartment	X	X	X	X	X	X	—	—	X

<sup>2</sup> A short-term rental within the boundary of the Route 28 Overlay District is permitted by right, whether or not it is owner-occupied, but shall still require a permit by the Building Department prior to rental. Short-term rentals shall be regulated pursuant to § 210-33 of the Town Code.

<sup>3</sup> Short-term rentals are permitted by right but shall be regulated pursuant to § 210-33 of this Zoning chapter and subject to the permit requirements of the Building Department.

## ZONING

<b>Type</b>	<b>A-4*</b>	<b>A-2.5</b>	<b>R-1</b>	<b>R-2</b>	<b>NC</b>	<b>B-1</b>	<b>B-2</b>	<b>I-1</b>	<b>H</b>
Family day-care and group family day-care homes (as defined in § 210-5)	P	P	P	P	P	P	—	—	P
Accessory use customarily incident to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P	P	P	P
Accessory use customarily incident to any of the uses mentioned herein and not on the same lot	X	X	X	X	X	X	X	X	X
Stables for horses, accessory to an existing residential lot, or any vacant lot, in accordance with the standards of § 210-24D	P	P	P	P	—	—	—	—	—
<b>Business Uses</b>									
Riding academy	S	S	—	—	—	—	—	—	—
Funeral home	—	—	—	—	—	S	S	—	—
Gasoline filling stations in compliance with § 210-31	—	—	—	—	—	X	S	S	—
General and professional office, bank	—	—	—	—	X	S	S	—	X
Medical and dental service facility	—	—	X	—	—	X	X	X	—
Retail business or service not otherwise mentioned herein	—	—	—	—	X	X	X	—	—
School conducted for profit	—	—	—	—	—	S	S	—	—
Self-service laundry	—	—	—	—	—	S	S	—	—
Hotel	X	X	—	—	—	S	S	—	—
Bed-and-breakfast inn (as defined in § 210-5)	X	X	X	X	X	S	S	—	X
Boardinghouse (as defined in § 210-5)	X	X	X	X	X	—	—	—	X
Restaurant	X	X	—	—	X	S	S	—	—
Bar or nightclub	—	—	—	—	—	S	S	—	—
Dance hall or skating rink	—	—	—	—	—	S	S	—	—
Bowling alley	—	—	—	—	—	S	S	—	—
Theater or concert hall	—	—	X	X	—	S	S	—	X
Newspaper office and printing shops	—	—	—	—	—	S	S	S	—
Commercial parking lot in compliance with § 210-27	—	—	—	—	—	X	S	S	—
Automobile repair	—	—	—	—	—	S	S	—	—
Car washing station	—	—	—	—	—	S	S	—	—

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Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
Equipment/auto rental or sales yard	—	—	—	—	—	S	S	—	—
Wholesale business or service not otherwise specifically mentioned herein	—	—	—	—	—	—	X	S	—
Laundry or dry-cleaning plant	—	—	—	—	—	—	S	S	—
Veterinary office, animal hospital or kennels	—	—	—	—	—	S	S	S	—
Motel	—	—	—	—	—	S	S	—	—
Drive-in movie	—	—	—	—	—	S	S	—	—
Campgrounds	X	X	—	—	—	—	—	—	—
<b>Light Industrial Use</b>									
Research laboratories	—	—	—	—	—	—	—	S	—
Manufacturing, fabrication, extraction, assembly, warehousing and other handling in compliance with §§ 210-22 and 210-30 and excluding prohibited uses listed in § 210-11	—	—	—	—	—	—	—	S	—
Extraction operations and soil mining in compliance with § 210-33	X	—	—	—	—	—	—	X	—
Small-scale solar	S	S	S	S	S	S	S	S	—
Utility-scale solar	X	X	—	—	—	—	—	—	—

NOTES:

\* All new construction, as well as additions to existing structures which exceed 1,000 square feet, shall be subject to a visual assessment in accord with § 210-42.