

# ZONING

## 200 Attachment 1

### Town of Van Buren

#### Section 200-21. Table of Land Uses by Zoning District [Amended 8-5-2008 by L.L. No. 9-2008; 9-6-2011 by L.L. No. 6-2011; 4-5-2016 by L.L. No. 3-2016; 6-18-2019 by L.L. No. 4-2019; 12-17-2019 by L.L. No. 11-2019]

- A Allowed as a matter of right without approval of any board\*
- P Allowed upon approval of the Planning Board\*
- TP Allowed upon approval of the Town Board and Planning Board\*
- Z Allowed upon approval of the Zoning Board of Appeals\*
- ZP Allowed upon approval of the Zoning Board of Appeals and the Planning Board\*

\* A building permit may be required

	District															
	A R- 80	R- 40	R- 20	R- 15	R- 10	B R B	R H	L B	G B	In A	In B	P U D	M H C	P O D	P C D	In P
<b>RESIDENTIAL LAND USES</b>																
A1 Dwelling, Single-Family Detached	A	A	A	A	A		A					TP				
A2 Mobile Home													TP			
A3 Dwelling, Single-Family Attached	Z	A	A				A					TP				
A4 Dwelling, Townhouse												TP				
A5 Dwelling, Apartment												TP				
A6 Residential Conversion	Z	Z					Z									
<b>AGRICULTURAL USES</b>																
B1 Agriculture	A	A														
<b>INSTITUTIONAL USES</b>																
C1 Outdoor Recreation	ZP	ZP	ZP							P		TP		TP		
C2 Indoor Recreation		ZP	ZP						P	P		TP		TP	TP	
C3 Indoor Institutional	ZP	ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C4 Outdoor Institutional	ZP	ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C5 Fraternal Organizations		ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C6 Hospital							ZP	P	P	P		TP		TP		
C7 Nursing Home										P						
<b>COMMERCIAL USES</b>																
D1 Administrative Office	ZP	ZP				P	ZP	P	P	P		TP		TP	TP	
D2 Personal or Professional Service	ZP	ZP					ZP	P	P	P		TP		TP	TP	
D3 Indoor Sales or Service								P	P			TP			TP	
D4 Outdoor Sales and Displays								P	P	P		TP				
D5 Motor Vehicle Sales									ZP	ZP						TP
D6 Light Vehicle Maintenance and	ZP	ZP					ZP	ZP	ZP	ZP		TPZ				

VAN BUREN CODE

	District															
	A R- 80	R- 40	R- 20	R- 15	R- 10	B R B	R H	L B	G B	In A	In B	P U D	M H C	P O D	P C D	In P
Service																
D7 Fuel Stations and Car Washes							ZP	ZP	ZP			TPZ				
D8 Restaurant								ZP	ZP	ZP		TP		TP		
D9 Riding Stable	Z	ZP														
D10 Marina	ZP	ZP							ZP	ZP		TP			TP	TP
D11 Commercial Animal Boarding	ZP															
D12 Commercial Indoor Lodging								P	P	P						
D13 Bed-and-Breakfast	ZP	ZP	ZP			ZP	ZP	ZP	ZP							
D14 Group Day-Care Center								P	P			TP		TP	TP	
D15 Ancillary Parking Area	ZP	ZP	ZP									TP				
<b>STORAGE OR DISPOSAL LAND USES</b>																
E1 Commercial Indoor Storage or Wholesaling						ZP	ZP	ZP	ZP	P						TP
E2 Conversion of Barns for Storage	Z	Z														
E3 Outdoor Storage or Wholesaling										P						
E4 Secondhand Material and Parts Facility										P						
E5 Solid Waste Management Facility										ZP						
E6 Composting Operation										ZP						
E7 Petroleum Storage Facilities											ZP					TP
<b>INDUSTRIAL USES</b>																
F1 Light Industrial Use										P						TP
F2 Reclamation Facility										ZP						TP
F3 Heavy Industrial Use																TP
F4 Heavy Vehicle Maintenance and Service																TP
<b>UTILITIES</b>																
G1 Public Services and Utilities	ZP	ZP	ZP	ZP		ZP	ZP	P	P	P		TP			TP	TP
G2 Telecommunications Towers	ZP	ZP					ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	TP	TP
G3 Solar Farms	ZP	ZP						ZP	ZP	ZP	ZP				ZP	ZP

District descriptions:

**AR** Agricultural Residence  
**R** Residence  
**BRB** Business/Residence Buffer  
**RH** Rural Hamlet  
**LB** Local Business  
**GB** General Business

**In** Industrial  
**PUD** Planned Unit Development  
**MHC** Manufactured Home Community  
**POD** Planned Office Development  
**PCD** Planned Commercial Development  
**InP** Planned Industrial

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