

ZONING

310 Attachment 1

Town of Norfolk

Schedule of Use Regulations

[Amended 5-10-2022 ATM by Art. 26; 5-17-2023 ATM by Arts. 26, 27, and 28; 5-15-2024 ATM by Art. 26; 11-12-2024 STM by Art. 5; 5-14-2025 ATM by Art. 22]

	R	B-1	B-3	B-4	C-1 On Hwy	C-1a Off Hwy	C-1b Off Hwy	C-1c Off Hwy	C-1d Off Hwy	C-3	C-4	C-5	C-6
<b>Public and Semi-Public Uses</b>													
Cemetery	SPZ B	No	SPZB	SPZB	No	No	No	No	No	SPZB	No	SPZB	No
Cultural center, symphony hall or other place for the community's or the public's enjoyment of indoor or outdoor musical, dramatic, or artistic performances; amphitheaters	No	Yes	No	No	No	No	No	No	No	No	No	No	No
Facility for the evaluation, treatment and counseling of persons suffering from alcoholism, drug dependence or mental illness who do not require general hospital admission	No	No	No	No	No	No	No	No	No	No	No	No	No
Historical or cultural society	No	Yes	No	No	No	No	No	No	No	No	No	No	No
Municipal, county, state or federal	SPZ B	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Museums	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No

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Nonprofit general acute care hospital including facilities for the evaluation and treatment of acutely ill alcoholic or drug dependent patients and for persons suffering from mental illness who do not appear to be dangerous to others at the time of admission in the opinion of the attending physician	No	No	SPZB	SPZB	No	No	No	No	No	No	No	No	No
Nursing home, hospice, respite facility, life care center, physical therapy and rehabilitation facility, health care, sports medicine facility	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
Open space, village greens and squares	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Other hospitals, convalescent home, sanitarium, camp	No	No	SPZB	SPZB	No	No	No	No	No	No	No	No	No
Post office	No	Yes	No	No	No	No	No	No	No	No	No	No	No
Private club not conducted for profit	SPZ B	No	Yes	Yes	No	No	No	No	No	SPZB	No	SPZB	No
Private schools (for profit)	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Public educational	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Religious	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Schools of nursing, schools of laboratory technician skills, schools of physiotherapy and dormitory facilities ancillary thereto	No	No	No	No	No	No	No	No	No	No	No	No	No
Senior center	Yes	No	Yes	Yes	No	No	No	No	No	Yes	No	Yes	No
<b>Transportation and Utility Uses</b>													
Aviation field	No	No	No	No	No	No	No	No	No	No	No	No	No
Bus station, railway station	No	No	Yes	Yes	No	No	No	No	No	Yes	No	Yes	No
Commercial electric vehicle charging station	SPPB	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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Ground-mounted solar photovoltaic system	SPZ B	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB
Public transit facilities including stations and platforms	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Roof-mounted solar photovoltaic system	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Telecommunications consisting of wireless communication facilities limited to the Wireless Communications Overlay District as provided for in § 310-6.13 and wireless communication facility equipment building limited to the Wireless Communications Overlay District as provided for in § 310-6.13	SPZ B	SPZB	SPZB	SPZB	No	No	SPZB	No	No	No	SPZB	No	SPZB
Telephone exchanges, transformer station, transmission lines, substation, pumping station, or other public utility	SPZ B	No	SPZB	SPZB	No	No	No	No	No	SPZB	No	SPZB	No
Truck terminal or motor freight station	No	No	No	No	No	No	No	No	No	No	No	No	No
Wind energy system	SPZ B	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB
<b>Residential Uses</b>													

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Age-restricted dwellings shall not exceed two bedrooms per dwelling unit and shall not exceed a ratio of three units per acre on a single lot or an entire PMLD with the following permitted dwelling configurations: (1) Detached one-family dwelling (2) Attached one-family dwellings in a townhouse style building not exceeding six dwelling units per building and not exceeding 2 1/2 stories in height	No	No	No	No	No	No	No	No	No	No	No	No	No
Age restricted dwellings shall not exceed two bedrooms per dwelling unit and shall not exceed a ratio of four units per acre on a single lot or an entire PMLD with the following permitted dwelling configurations: (1) Detached one-family dwelling (2) Attached one-family dwellings in a townhouse style building not exceeding six dwelling units per building and not exceeding two stories in height (3) Residential dwelling units located above the ground floor of buildings provided that the ground floor is constructed for, and limited to, business or commercial uses prior to residential occupancy	No	No	No	No	No	No	No	No	No	No	Yes	No	No

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Assisted living facilities if on a lot with an existing ground elevation at the proposed building at or above 255 feet elevation, mean sea level (1927) datum	No	Yes	No	No	No	No	No	No	No	No	No	No	No
Assisted living facilities not exceeding a density of 16 bedrooms per acre for single lot or an entire PMLD with adult day care (drop-in center) as an ancillary use and meeting rooms or buildings accessory to assisted living facilities	No	No	No	No	No	No	No	No	No	No	SPZB	No	SPZB
Conversion of a pre-existing single-family dwelling to two-family dwelling or to mixed business and residential use	No	SPZB	No	No	No	No	No	No	No	No	No	No	No
Conversion of a single-family dwelling in existence at the time of bylaw adoption, to a two-family dwelling	SPZ B	No	SPZB	SPZB	No	No	No	No	No	No	No	No	No
Day care, family home	Yes	No	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No
Foundation or cellar hole for residence	No	No	No	No	No	No	No	No	No	No	No	No	No
Home occupation	Yes	No	Yes	Yes	No	No	No	No	No	Yes	No	Yes	No
Kennel, personal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Renting of rooms to not more than 4 persons and furnishing of table board to not more than 5 persons	Yes	No	Yes	Yes	No	No	No	No	No	No	No	No	No

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Residential dwelling units located above the ground floor of buildings provided that the ground floor is constructed for, and limited to, business or commercial uses prior to residential occupancy	No	Yes	No	No	No	No	No	No	No	No	No	No	No
Residential dwellings at a density of not less than four units per 30,000 square foot or greater lot and not more than one unit per 5,000 square feet of land	No	No	No	No	No	No	No	No	SPPB	No	No	No	No
Residential dwellings units as part of a commercial site plan where the square footage of residential dwelling units consists of 65% or less of the total combined square footage of the residential and commercial structures(s) and the footprint of residential structure(s) is equal to or less than the footprint of the commercial structure(s), provided that the commercial structure is constructed prior to residential occupancy	No	Yes	No	No	No	No	No	No	No	No	No	No	No
Single-family dwelling	Yes	No	SPZB	SPZB	No	No	No	No	No	No	No	No	No

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The use of a portion of a dwelling or a building accessory thereto by a resident builder, carpenter, painter, plumber, or other artisan, or by a resident tree surgeon or landscape gardener for incidental work and storage in connection with his off-premises occupation. Subject to the same conditions and limitations as are specified above for home occupations	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Use of trailers, buses and mobile dwelling for residence in excess of 30 days	No	No	No	No	No	No	No	No	No	No	No	No	No
<b>Agricultural Uses</b>													
Agricultural, greenhouses, horticultural and floricultural growing facilities or nursery	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Animal hospital and clinic	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Commercial composting	No	No	No	No	No	No	No	No	No	No	No	No	No
Commercial riding stable	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No
Community gardens	No	No	No	No	No	No	No	No	No	No	Yes	No	No
Noncommercial riding stable	Yes	No	Yes	Yes	No	No	No	No	No	No	No	No	No
Poultry or stock raising except that the number of swine shall be limited to not more than 5	Yes	No	No	No	No	No	No	No	No	No	No	No	No
Roadside stand selling produce the major part of which is raised on the premises	Yes	No	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No
<b>Commercial Uses</b>													
Adult business limited to the Adult Business and Marijuana Overlay District	No	No	No	No	No	No	No	SPZB	No	No	No	No	No

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Adult day care ancillary to an assisted living facility	No	Yes	No	No	No	No	No	No	No	No	No	No	Yes
Adult day care	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
Art galleries and studios	No	Yes	No	No	No	No	No	No	No	No	No	No	Yes
Auction gallery	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Auto freight storage facility located on a site that is fully screened by an opaque fence at six feet high	No	No	No	No	No	No	SPZB	No	No	No	No	No	Yes
Automobile and light truck class 1 sales	No	No	No	No	SPZB	No	No	No	No	No	No	No	No
Bakeries	No	Yes	No	No	Yes	No	No	No	No	No	No	No	No
Banks and or automatic teller machines	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Can and bottle redemption centers	No	No	No	No	No	SPZB	SPZB	SPZB	SPZB	No	No	No	No
Car rentals	No	SPZB	No	No	No	No	No	No	No	No	No	No	No
Car wash building	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	SPZB
Class 3 operations or sales	No	No	No	No	No	No	No	No	No	No	No	No	No
Child-care facility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Coffee shops	No	Yes	No	No	Yes	Yes	Yes	No	Yes	No	No	No	Yes
Collection center for dry cleaning and laundry drop-off	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Commercial parking garages	No	No	No	No	No	No	No	No	No	No	No	No	No
Commercial service	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Contractor's headquarters	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Craft workshop	No	Yes	No	No	No	No	No	No	No	No	No	No	Yes
Dry cleaning or power laundry	No	No	No	No	No	No	No	No	No	No	No	No	No
Farmer's markets	No	Yes	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No
Fast-food restaurants	No	No	No	No	SPZB	No	No	No	No	No	No	No	SPZB
Food Truck	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Funeral home	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Garaging of more than one commercial vehicles	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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Garaging of more than three commercial vehicles	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	Yes
Garage repair shops	No	No	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	No	No	No	No
Gasoline and diesel fuel filling stations	No	No	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	No	SPZB	SPZB
Ground-mounted solar photovoltaic system accessory to a commercial building	SPZ B	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB
Indoor and outdoor recreation facilities operated as a business for gain and limited to swimming pools and athletic courts	No	No	SPZB	SPZB	No	No	No	No	No	SPZB	No	SPZB	Yes
Indoor commercial recreation	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Hazardous waste treatment facility	No	No	No	No	No	No	No	No	No	No	No	No	No
Home heating fuel sales and service	No	No	No	No	SPZB	Yes	Yes	Yes	Yes	No	No	No	No
Landscaping businesses	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No
Kennel, commercial boarding or training; kennel, commercial breeder minimum requirements: 5 acres of land, kennel enclosures must be at least 100 feet to property line and 500 feet to neighboring dwellings. Subject to site plan approval	SPZ B	No	SPZB	SPZB	SPZB	No	No	No	No	No	No	No	No
Lawn and garden supplies	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Lawn, garden, farm equipment sales/service	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Licensed inn or hotel	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SPZB	SPZB	SPZB	No
Limited used motor vehicle sales	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
Lumber and building supplies	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Massage therapy clinic licensed by the state	No	SPZB	No	No	No	No	No	No	No	No	No	No	No
Medical, dental and optical clinics	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes

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Mixed use comprised of any of the allowed uses	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Mobile home and recreational vehicle sales	No	No	No	No	SPZB	No	No	No	No	No	No	No	No
Museum-type storage facilities	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes
Newspaper or job printing	No	Yes	Yes	Yes	No	No	No	No	No	SPZB	No	SPZB	Yes
Offices and office buildings	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SPZB	Yes	SPZB	Yes
Outdoor commercial recreation	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Outdoor commercial vehicle storage	No	No	No	No	No	No	No	No	No	No	No	No	No
Outdoor storage of commercial vehicles in the front yard	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Outdoor storage of more than one commercial vehicle, limited to the rear yard of a minimum 30,000 square foot land area	No	No	No	No	SPZB	Yes	Yes	Yes	Yes	No	No	No	Yes
Outdoor storage of more than three commercial vehicles, limited to the rear yard of a minimum 30,000 square feet of land area	No	No	No	No	No	SPZB	SPZB	SPZB	SPZB	No	No	No	Yes
Outdoor business	No	No	No	No	No	No	No	No	No	No	No	No	No
Outdoor storage (see § 310-11.4B(1))	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
Parking of house trailers or mobile homes nearer the street than the main house	No	No	SPZB	SPZB	No	No	No	No	No	SPZB	No	SPZB	No
Parking lots as a principal use, as part of a planned multi-lot development, except on corner lots	No	No	No	No	SPZB	Yes	Yes	Yes	Yes	No	No	No	No
Registered Marijuana Dispensary	No	No	No	No	No	No	No	SPZB	No	No	No	No	No
Restaurant	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SPZB	Yes	SPZB	Yes
Retail sales	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Retail services	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Sales (retail or wholesale) of beer,	No	No	No	No	SPZB	No	No	No	No	No	No	No	Yes

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wine and alcoholic beverages for off-premises consumption;													
Scrapyards	No	No	No	No	No	No	No	No	No	No	No	No	No
Self-storage facilities	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes
Shopping mall where the ground area covered by the buildings exceeds 15,000 sq. ft.	No	No	SPZB	SPZB	No	No	No	No	No	SPZB	No	SPZB	No
Take-out restaurants	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Theaters; movie cinemas	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No
Wellness, dance, exercise and aerobic studios, martial arts studio	No	Yes	Yes	Yes	No	No	No	No	No	SPZB	Yes	SPZB	Yes
Wholesale store	No	No	SPZB	SPZB	No	No	No	No	No	SPZB	No	SPZB	Yes
<b>Light Industrial Uses</b>													
Biotechnology	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Fulfilment center	No	No	No	No	No	No	No	No	No	No	No	No	No
Manufacturing	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Research and laboratory facilities	No	SPZB	No	No	SPZB	SPZB	SPZB	SPZB	SPZB	No	No	No	Yes
Visual arts and video production	No	No	No	No	No	Yes	Yes	Yes	No	No	No	No	Yes
Warehouses	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes
<b>Miscellaneous Uses</b>													
Accessory use or building to an allowed use or building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Drive-up windows	No	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB	SPPB
Golf course, driving range, miniature golf, par-three golf	SPZ B	No	SPZB	SPZB	No	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	SPZB	No
Off-street parking of vehicles as provided for in § 310-6.7.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Radioactive material storage or handling	No	No	No	No	No	No	No	No	No	No	No	No	No
Scoreboard	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Signs as provided for in § 310-6.9	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Small wastewater treatment facilities,	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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as regulated by the Town Board of Health													

SPPB-Special Permit Planning Board  
 SPZB Special Permit Zoning Board of Appeals