

# ZONING

## 205 Attachment 2

### Town of New Lebanon

#### Zoning Law Use Table

[Amended 6-10-2014 by L.L. No. 1-2014; 7-14-2015 by L.L. No. 4-2015; 8-11-2015 by L.L. No. 6-2015; 7-11-2017 by L.L. No. 2-2017; 7-14-2020 by L.L. No. 1-2020; 11-10-2020 by L.L. No. 3-2020; 12-14-2021 by L.L. No. 4-2021; 3-8-2022 by L.L. No. 1-2022; 8-8-2023 by L.L. No. 4-2023; 4-9-2024 by L.L. No. 1-2024]

Town of New Lebanon

Zoning Law Use Table

KEY:

SP = Special use permit (may be subject to site plan review pursuant to § 205-14).

P = Permitted use (requires zoning permit; may be subject to site plan review pursuant to § 205-14).

TSP = Town Board special permit (pursuant to Chapter 189, Telecommunications Facilities).

See § 205-14 for applicability of site plan review by the Planning Board.

Any use not listed shall be prohibited.

	Residential-Agricultural/Conservation	Residential-Agricultural	Residential-Agricultural	General Commercial	Central Commercial	Commercial-Recreational	Commercial-Industrial	Commercial-Residential
	RA-5	RA-2	RA-1	C	CC	C-Rec	C-I	C-R
<b>Residential Uses</b>								
Accessory dwelling unit	P	P	P	SP	SP			P
Boardinghouse or group home	SP	SP	SP	SP	SP			SP
Compact home	P	P	P	SP	SP			P
Customary	P	P	P	P	P	P		P
Manufactured home	P	P	P	SP	SP			SP
Mobile home park			SP					SP
Multifamily dwelling	SP	SP	SP	SP	SP			SP
One-two-family dwelling	P	P	P	SP	SP			P
Temporary housing	SP	SP	SP					SP
<b>General Uses</b>								
Agritourism use	P	P	P	P	P	P		P
Any Town use	P	P	P	P	P	P	P	P
Boarding kennel	SP	SP						
Breeding kennel	P	P						
Bus station				P	P			P

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	Residential-Agricultural/Conservation	Residential-Agricultural	Residential-Agricultural	General Commercial	Central Commercial	Commercial-Recreational	Commercial-Industrial	Commercial-Residential
	RA-5	RA-2	RA-1	C	CC	C-Rec	C-I	C-R
Campground/seasonal camp	SP					SP		
Cemetery	SP	SP	SP					
Customary accessory use	P	P	P	P	P	P	SP	P
Day care (in-home)	SP	SP	SP	SP	SP			SP
Day-care center (not as part of another business or office use)	SP	SP	SP	SP	SP			SP
Farm/agriculture	P	P	P	P	P	P		P
Fire/emergency response station		SP	SP	SP	SP	SP	SP	SP
Garage, porch or yard sale	P	P	P	P	P	P		P
Historic preservation	P	P	P	P	P	P	P	P
Home-based business	SP	SP	SP	SP	SP		SP	SP
Home occupation 1	P	P	P	P	P		P	P
Home occupation 2	SP	SP	SP	SP	SP		SP	SP
Horse boarding operation	SP	SP	SP					SP
Hospital		SP	SP	SP	SP			
Mixed use				SP	SP	SP		SP
Museum/library	SP	SP	SP	SP	SP	SP	SP	SP
Nursing home		SP	SP	SP	SP			SP
Place of worship	P	SP	SP	SP	SP			SP
Private school		SP	SP					SP
Professional office		SP	SP	P	P	P	P	SP
Public park, forest or recreational area	P	P	P	P	P	P		SP
Retirement home	SP	SP	SP	SP	SP		SP	
Short-term rental	SP	SP	SP	P	P			SP
Small business operation (SBO)				SP	SP	SP	SP	SP
Social, recreational or fraternal club				P	P	P		
Roof-mounted solar energy systems for on-site consumption	P	P	P	P	P	P	P	P
Ground-mounted solar energy systems for on-site	P	P	P	P	P	P	P	P

## ZONING

	<b>Residential-Agricultural/Conservation</b>	<b>Residential-Agricultural</b>	<b>Residential-Agricultural</b>	<b>General Commercial</b>	<b>Central Commercial</b>	<b>Commercial-Recreational</b>	<b>Commercial-Industrial</b>	<b>Commercial-Residential</b>
	<b>RA-5</b>	<b>RA-2</b>	<b>RA-1</b>	<b>C</b>	<b>CC</b>	<b>C-Rec</b>	<b>C-I</b>	<b>C-R</b>
consumption, under 1,000 square feet								
Ground-mounted solar energy systems for on-site consumption, over 1,000 square feet	SP	SP	SP	SP	SP	SP	SP	SP
Large-scale solar energy systems and community solar energy systems	See § 205-18D(1)(a)							
Stable, commercial	SP	SP	SP	SP	SP	SP		
Stable, private	P	P	P					
Telecommunications facility	TSP	TSP	TSP	TSP	TSP	TSP	TSP	TSP
Temporary-business trailer				SP	SP	SP	SP	SP
Veterinary hospital	SP	SP	SP	SP	SP			
<b>Business Uses</b>								
Adult use							SP	
Auction sale, excluding livestock auction				SP	SP			
Automobile racing facility						SP		
Bank				P	P	P	SP	P
Bar				SP	SP	SP		SP
Bowling alley				P	P	P		P
Cannabis consumption facility				SP	SP	SP		SP
Cannabis retail dispensary				SP	SP	SP	SP	SP
Car wash				SP	SP	SP		SP
Commercial event venue				SP	SP	SP	SP	SP
Commercial excavation	SP							
Commercial trades operation				SP	SP		SP	SP
Convenience store				P	P	SP		P
Dance hall				P	P	P		
Farm market		SP	SP	P	P	P		P
Farm stand	P	P	P	P	P	P		P
Flea market or farmers' market				SP	SP	SP		
Food truck				P	P	P	P	P

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	RA-5	RA-2	RA-1	C	CC	C-Rec	C-I	C-R
Greenhouse	P	P	P	P	P		P	P
Hotel				SP	SP	SP		SP
Laundromat				SP	SP			SP
Miniature golf and driving range				P	P	P		P
Mortuary and funeral parlor				P	P			P
Motel				SP	SP	SP		SP
Motor vehicle fueling station				SP	SP	SP		SP
Motor vehicle repair and service				SP	SP			SP
Motor vehicle sales				SP	SP	SP		SP
Multi-business complex, shopping center, mall				SP	SP			SP
Personal service shop (barber, beautician, tailor, massage therapist)				P	P			P
Private recreation area, involving firearms or archery range						SP		
Restaurant (non-drive-through)				P	P	SP		P
Restaurant (with drive-through)				P	P	SP		P
Retail store				P	P	P	SP	P
Self-storage facility				SP			SP	SP
Social club						SP		
Theater, except drive-in				P	P	P		
Wholesale store				SP	SP			
<b>Industrial Uses</b>								
Light industrial							SP	
Manufacturing							SP	
Research							SP	
Sawmill							SP	
Warehouse and truck terminal							SP	