

# ZONING

## 225 Attachment 1

### Permitted Use Chart

[Amended 9-22-1997 by L.L. No. 4-1997; 3-22-1999 by L.L. No. 1-1999; 12-13-1999 by L.L. No. 3-1999; 9-25-2000 by L.L. No. 5-2000; 6-24-2002 by L.L. No. 4-2002; 5-12-2003 by L.L. No. 3-2003; 12-13-2004 by L.L. No. 3-2004; 12-23-2015 by L.L. No. 4-2015; 4-14-2016 by L.L. No. 2-2016; 11-9-2021 by L.L. No. 4-2021; 4-27-2023 by L.L. No. 5-2023; 5-23-2024 by L.L. No. 2-2024; 6-27-2024 by L.L. No. 4-2024; 2-27-2025 by L.L. No. 2-2025; 10-9-2025 by L.L. No. 8-2025]

**Key:**

"P" is a use that is permitted by right in a district.

"X" is a conditional use that is permitted in a district only upon the applicant obtaining a special use permit from the Zoning Board of Appeals.

"S" is a use requiring site plan review and approval by the Planning Board.

"N" is a use that is prohibited in a district.

	District							
	A1	A2	A3	A4	B	C	D	PL
<b>A. Residential Uses</b>								
(1) Dwelling, one-family	P	P	P	P	S	S	P	N
(2) Dwelling, townhouse	X	X	X	X	X	S	P	N
(3) Dwelling, two-family	N	X	X	X	X	X	X	N
(4) Dwelling, multifamily (includes condominium and cooperative apartment house)	N	N	N	N	X	X	X	N
(5) Dwelling unit above retail or office space	N	N	N	N	N	S	P	N
(6) Mobile home and mobile home park	N	N	N	N	N	N	N	N
(7) Open space subdivisions and cluster housing (in compliance with Article IX)	X	X	X	X	X	X	N	N
(8) Rooming house	N	N	N	N	N	N	N	N
<b>B. Accessory Uses</b>								
(1) Accessory building and structure [in compliance with § 225-14C(5)(a) and (b) and the definitions of "accessory building" and "story of a building" in § 225-4]	P	P	P	P	P	P	P	S
(2) Bed-and-breakfast homestay (in compliance with § 225-40 and the definition of "bed-and-breakfast homestay" in § 225-4)	X	X	N	N	N	X	X	N
(3) Boathouse, marine railway, permanent dock (in compliance with §§ 225-19, 225-20 of Article VI)	X	N	N	N	N	N	X	X
(4) Brewery serving only on-premises consumption in a restaurant or tavern	N	N	N	N	N	X	X	N
(5) Home occupation (in compliance with § 225-22 of Article VII)	X	X	X	X	X	X	X	N
(6) Outdoor storage of one travel trailer, truck with over one-ton capacity, boat or similar large vehicle [in compliance with § 225-14C(5)(c)]	X	X	X	X	X	X	X	X
(7) Supplemental dwelling unit (in compliance with § 225-23 of Article VII)	X	X	X	X	X	X	X	N
(8) Retail sales of convenience merchandise in lodging (in compliance with § 225-42 and the definition of "retail sales serving hotel or motel or lodging" in § 225-4)	N	N	X	N	N	S	P	N

SKANEATELES CODE

	District							
	A1	A2	A3	A4	B	C	D	PL
(9) Vehicular parking leased to serve other uses (in compliance with § 225-47 and the definition of "vehicular parking leased to serve other uses" in § 225-4)	X	X	X	X	X	X	X	X
(10) Carriage house	X	X	X	X	X	X	X	X
(11) Temporary event snack bar with Village Board approval	N	N	N	N	N	N	N	P
(12) Temporary youth league snack bar with Village Board approval	N	N	N	N	N	N	N	P
<b>C. Commercial Uses</b>								
(1) Care home	X	X	X	N	X	S	S	N
(2) Commercial services (including but not limited to plumbing, electrical, carpentry, printing and off-premises catering)	N	N	N	N	N	S	P	N
(3) Day-care center and day nursery school	N	N	N	N	N	X	X	X
(4) Equipment rental, including boats, canoes, sporting goods, appliances and tools	N	N	N	N	N	X	X	X
(5) Funeral home	N	N	N	N	N	X	X	N
(6) Health care services, human (including offices for a physician, dentist, and other licensed health care professionals)	N	N	N	N	N	S	S	N
(7) Hospital	N	N	N	N	N	X	X	N
(8) Hotel	N	N	N	N	N	N	X	N
(9) Lodging	N	N	X	N	N	N	N	N
(10) Lumberyard	N	N	N	N	N	X	X	N
(11) Manufacturing, light (including but not limited to the manufacturer and assembly of electronic components and jewelry)	N	N	N	N	N	X	X	N
(12) Marine services or transient dock facility under license by Village	N	N	N	N	N	N	N	X
(13) Motel	N	N	N	N	N	N	N	N
(14) Office, general business	N	N	N	N	N	S	P	N
(15) Office, licensed professional (including but not limited to an architect, engineer and lawyer)	N	N	N	N	N	S	S	N
(16) Personal services (including but not limited to a beauty salon, barbershop, dry cleaning and laundromat)	N	N	N	N	N	S	X	N
(17) Physical fitness including a gym or dance studio	N	N	N	N	N	S	S	X
(18) Private group instruction (including but not limited to the presentation of seminars or retreats)	N	N	N	N	N	S	P	S
(19) Public utility infrastructure for the transmission of electricity, gas, telephone and cable television services	X	X	X	X	X	X	X	X
(20) Restaurant without vehicular-orientated or drive-through service	N	N	N	N	N	X	S	N
(21) Restaurant, vehicular-orientated or drive-	N	N	N	N	N	N	N	N

## ZONING

	District							
	A1	A2	A3	A4	B	C	D	PL
through service								
(22) Retail sales, less than 3,000 square feet	N	N	N	N	N	S	P	N
(23) Retail sales, over 3,000 square feet	N	N	N	N	N	X	S	N
(24) Sexually orientated businesses (in compliance with § 225-45 and the definition of "sexually orientated business" in § 225-4)	N	N	N	N	N	X	N	N
(25) Sidewalk cafe	N	N	N	N	N	S	S	N
(26) Theater	N	N	N	N	N	X	X	N
(27) Veterinary services, including veterinarian office	N	N	N	N	N	X	N	N
(28) Kennels	N	N	N	N	N	N	N	N
(29) Grooming	N	N	N	N	N	X	N	N
(30) Vehicular service	N	N	N	N	N	X	N	N
(31) Vehicular sales	N	N	N	N	N	X	N	N
(32) Vehicular parking as a principal use	N	N	N	N	N	X	X	X
(33) Warehouse	N	N	N	N	N	X	X	N
(34) Wireless telecommunications infrastructure	N	N	N	N	N	N	N	X
(35) Crypto mining or similar energy-intensive digital enterprise	N	N	N	N	N	N	N	N
(36) Gas station	N	N	N	N	N	N	N	N
<b>D. General Principal Uses</b>								
(1) Arenas, amphitheaters, swimming pools, pavilions, athletic facilities and structures accessible to the general public and whether covered or uncovered	N	N	N	N	N	X	N	S
(2) Cemetery	N	N	N	N	N	N	N	X
(3) County, state or federal care home	N	N	N	N	X	X	X	N
(4) County, state or federal offices	N	N	N	N	N	X	X	N
(5) Cultural facility (including a museum, library, art gallery or lecture hall)	N	N	X	N	N	S	S	X
(6) Education (including public, private, academic, parochial, elementary and secondary schools, colleges, and universities)	N	N	N	N	N	S	S	N
(7) Village-owned parking lot	N	N	N	N	N	S	S	S
(8) Other public service not provided by Village or Town (including fire district structure or ambulance corps)	N	N	N	N	N	X	X	X
(9) Religious, including a church or other place of worship	N	N	N	N	N	X	X	N
(10) Senior citizen center, nonresidential	N	N	N	N	N	X	X	X
(11) Town department structure (including but not limited to highway, wastewater treatment or water)	N	N	N	N	N	X	N	X
(12) Village department structure (including public works, wastewater treatment, electric, water, fire or police)	N	N	N	N	X	X	X	S
(13) Village or Town office	N	N	N	N	X	N	P	S
(14) Village park or playground	S	S	S	S	S	S	S	S

