

ZONING

280 Attachment 2

Town of Tully

Schedule I

Schedule of Land Uses or Activities

Town of Tully

[Amended 8-12-2009 by L.L. No. 3-2009; 11-9-2011 by L.L. No. 4-2011; 7-13-2016 by L.L. No. 1-2016¹; 2-27-2020 by L.L. No. 1-2020]

P = Permitted as of right (except when affected by § 280-9B, Site plan review required)

SC = Special conditions apply

SPB = Special authorization by the Town Planning Board

STB = Special authorization by the Town Board

NP = Not permitted

Land Use or Activity	District							Reference Notes
	A-1	A-2	R-1	R-2	R-3	B-1	IND	
A. Residential Uses								
1. Dwelling, single-family	P	P	P	P	P	NP	NP	
2. Dwelling, two-family	NP	NP	NP	P	NP	NP	NP	
3. Dwelling, multifamily	NP	NP	NP	SPB	NP	NP	NP	§ 280-11B and C(1)
4. Dwelling, mobile	SC	SC	SC	SC	SC	SC	SC	§ 280-10B
5. Group residence	NP	NP	NP	STB	NP	NP	NP	§ 280-11D (See definitions.)
6. Accessory use or structure related to residential use	P	P	P	P	P	NP	NP	
7. Dwelling, ECHO housing	STP	STP	STP	STP	STP	NP	NP	§ 280-11D. (See definitions.)
8. Dwelling, townhouse	NP	NP	NP	SPB	NP	NP	NP	§ 280-11C(1)
9. Retirement housing	NP	NP	SPB	SPB	NP	SPB	NP	§ 280-11C(1) (See definitions.)
10. Cluster housing	SPB	SPB	SPB	SPB	SPB	NP	NP	See Definitions.
B. Community Uses								
1. Community center	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11B
2. Public or private school	NP	SPB	SPB	NP	NP	NP	NP	§ 280-11B
3. Religious uses	SPB	SPB	NP	NP	NP	NP	NP	§ 280-11C(2)
4. Cemetery	SPB	SPB	NP	NP	NP	NP	NP	§ 280-11B
5. Public park, playground	P	P	P	P	P	P	P	
C. Business Uses								
1. Agriculture uses	P	P	P	NP	NP	SP	P	See definitions.
2. Roadside stand	SC	SC	SC	SC	SC	NP	SC	§ 280-10C (See definitions.)
3. Retail business benefitting from good highway access but not listed in this Schedule	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11C(3)
4. Retail sales: agricultural or industrial equipment and supplies	SPB	SPB	NP	NP	NP	SPB	SPB	§ 280-11B
5. Retail sales: lumber and other building materials and supplies	NP	SPB	NP	NP	NP	NP	SPB	§ 280-11B
6. Mini-commercial warehouse for self storage	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11C(4)
7. Nursing home	NP	NP	NP	SPB	NP	NP	SPB	§ 280-11B
8. Day-care facility	NP	NP	SPB	SPB	SPB	NP	NP	§ 280-11B (See definitions.)
9. Commercial animal facility	SPB	SPB	NP	NP	NP	NP	SPB	§ 280-11C(5)

¹ Editor's Note: Subsequently amended pursuant to L.L. No. 1-2018, adopted 7-12-2017.

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Land Use or Activity	District							Reference Notes
	A-1	A-2	R-1	R-2	R-3	B-1	IND	
10. Funeral home	NP	NP	SPB	SPB	NP	SPB	NP	§ 280-11B
11. Medical center	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11B
12. Accessory use or structure related to business use	SPB	SPB	NP	NP	NP	SPB	SPB	§ 280-11B
13. Motel	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11B(6)
14. Bed-and-breakfast	SPB	SPB	SPB	SPB	SPB	NP	NP	§ 280-11C(7)
15. Nursery school	SPB	SPB	SPB	SPB	NP	NP	NP	§ 280-11C(8)
16. Commercial stable	P	P	NP	NP	NP	NP	NP	See definitions.
17. Drive-in or drive-through business	NP	NP	NP	NP	NP	SPB	NP	§ 280-11C(9)
18. Commercial off-season storage of boat, snowmobile, RV and similar vehicle	SPB	SPB	NP	NP	NP	NP	STP	§ 280-11B for A-1 and A-2 § 280-11D for IND
19. Off-site parking facility	SPB	SPB	SPB	SPB	SPB	SPB	SPB	§ 280-11C(10)
D. Business/Industry								
1. Wholesale business	NP	NP	NP	NP	NP	NP	P	
2. Manufacturing business	NP	NP	NP	NP	NP	NP	P	
3. General processing, assembly	NP	NP	NP	NP	NP	NP	P	
4. Truck or motor freight terminal	NP	NP	NP	NP	NP	NP	SAT	§ 280-11D(3)
5. Use of accessory farm buildings for farm-related business	P	P	NP	NP	NP	NP	STP	§ 280-11D
6. Scientific research laboratory	NP	NP	NP	NP	NP	STB	STB	§ 280-11D(4)
E. Miscellaneous Uses								
1. Sign	SC	SC	SC	SC	SC	SC	SC	§§ 280-9D and 280-10D
2. Home occupation	SC	SC	SC	SC	SC	SC	SC	§ 280-10D
3. (Reserved)								
4. Wind power and other alternate domestic energy sources, except solar	STB	STB	STB	STB	STB	STB	STB	§ 280-11.2
5. Telecommunications tower and related accessory equipment	STB	STB	STB	NP	NP	STB	STB	§ 280-11D(5)
6. Utility structure	STB	STB	STB	STB	STB	STB	STB	§ 280-11D(6) (See definitions.)
7. Swimming pool	SC	SC	SC	SC	SC	SC	SC	§ 280-10F (See definitions.)
8. Adult-oriented business	NP	NP	NP	NP	NP	NP	STB	See Town Law
9. Mining	NP	NP	NP	NP	NP	NP	NP	Subject to agreement between the Town and Valley Realty in April 2001 ²
10. Renewable energy facilities	See Reference Note	See Reference Note	See Reference Note	See Reference Note	See Reference Note	See Reference Note	See Reference Note	Such facilities shall include without limitation wind energy systems (§ 280-11.2).
11. Solar energy systems	STB	STB	STB	STB	STB	STB	STB	Rate 1; see § 280-11.3

Notes:

¹ (Reserved)

² Editor's Note: Supreme Court settlement.