

ZONING

295 Attachment 1

**Appendix A to Mixed-Use Overlay, Article IXA - Mixed-Use Overlay Component Use Table**  
**[Added 2-27-2019 by L.L. No. 3-2019; amended 9-22-2021 by L.L. No. 12-2021; 4-12-2022 by L.L. No. 8-2022; 11-16-2022 by L.L. No. 21-2022; 8-21-2024 by L.L. No. 5-2024]**

- This table identifies those uses which are either allowed, allowed with a special use permit, or prohibited as components of a mixed use (i.e., component uses).
- This table also sets forth for convenience and comparison those uses allowed in underlying zoning districts. However, this table is not intended to be a substitute for, or replace the identification of, permitted and prohibited uses as described in Town of Henrietta Code Chapter 295, Zoning, for underlying zoning districts. Instead, Chapter 295 shall be referenced for specific information on underlying zoning districts, and in the case of conflicting information, the Zoning chapter, not this table, shall prevail.

Description of Uses Which are Allowed as Components of a Mixed Use	Zoning Districts													NOTES
	Mixed-Use Overlays			Underlying Zoning Districts										
	Mixed-use Redevelopment Corridor Overlay MURC	Mixed-use Redevelopment Area Overlay MURA	Mixed-use Employment Center Overlay MUEC	Industrial District I	Industrial Limited Commercial District ILCD	Commercial District B-1	Commercial District B-2	Planned Commercial District PCD	Residential District R-1-15	Residential District R-1-20	Residential District R-2-15	Rural Residential District RR with central water and sewer	Rural Residential District RR without central water and sewer	
A = Allowed as Mixed Use; S = Allowed with District Special Use Permit; X = Prohibited; P = Permitted Underlying; S = Special Use Permit Underlying; Empty = Check Ordinance														
<b>Residential Use</b> (See Chapter 295, Article V, for specific information)														
Assisted living	X	X	X									S*		*See Art V, § 295-10.1
Boarding house	X	X	X	X	X									
Comfort care homes	X	X	X						S	S	S	S	S	
Customary home occupation/professional office	A	A	S	X		P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Faculty dwellings and dormitories	X	S	S	X										
Group home	X	X	X	X										
Live-work buildings	A	A	S	X										
Lofts	A	A	S	X										
Manufactured home	X	X	X	X										
Mobile home	X	X	X	X										
Multiple dwellings/apartments/townhouses	S	S	S	X		S	S				S			
Nursing homes	X	X	X	X	X						S	S*		*See Art V, § 295-10.1
Private garages, attached or detached	S	S	S	X		S	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Senior housing (not comprising single-family detached dwellings)	S	S	S	X								S*		*See Art V, § 295-10.1
Attached single-family dwellings/rowhouse	X	S	S	X	X						S			
Single-family dwellings, detached	X	X	X	X	X	S	P		P	P	P	P	P	
Storage sheds	X	X	X	X		P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Two-family dwellings	X	X	X	X	X						S			

HENRIETTA CODE

Description of Uses Which are Allowed as Components of a Mixed Use	Zoning Districts													NOTES
	Mixed-Use Overlays			Underlying Zoning Districts										
	Mixed-use Redevelopment Corridor Overlay MURC	Mixed-use Redevelopment Area Overlay MURA	Mixed-use Employment Center Overlay MUEC	Industrial District I	Industrial Limited Commercial District ILCD	Commercial District B-1	Commercial District B-2	Planned Commercial District PCD	Residential District R-1-15	Residential District R-1-20	Residential District R-2-15	Rural Residential District RR with central water and sewer	Rural Residential District RR without central water and sewer	
A = Allowed as Mixed Use; S = Allowed with District Special Use Permit; X = Prohibited; P = Permitted Underlying; S = Special Use Permit Underlying; Empty = Check Ordinance														
<b>Commercial Use</b> (See Chapter 295, Article VI, for specific information)														
Adult use establishments	X	X	X		P									
Amusement parks	X	X	X				X							
Animal care, animal hospitals	A	X	X			P	X							
Artist and craft studios	A	A	X											
Bakeries and confectioners	A	A	S			P								
Banks and financial services	A	A	S			P	P							
Bars and taverns, restaurants serving alcoholic beverages	S	S	X				X	P						
Billboards	X	X	X				X							
Boat and marine supplies sales and service	X	X	X			P								
Bowling alleys	X	S+	X			S	X							
Cafes (including cyber-cafes)	A	A	A											
Child-care center	A	S	S			P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Commercial business schools	S	S	X					P						
Day-care center	A	S	S			P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Dressmaking, seamstress, tailor shops	A	S+	X			P								
Driving range	X	X	X						X	X	X	X	X	
Dry-cleaning establishments	A	X	X			S	X	P						
Enclosed accessory uses	X	S+	X					P						
Family day-care home	S	S	S			P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Fruit and vegetable stands	S	S	S			S	X	S						
Gallery or studio	A	A	X											
Gasoline filling stations	X	X	X	S	S	X	X	S						
Golf course	X	X	X						S	S	S	S	S	
Health and fitness facility	S	S	S											
Heliport, private	X	X	X					S*						*See Art VI, § 295-20
Heliport, public	X	X	X	X	X	X								
Hotel	X	S	X			S		P						

ZONING

Description of Uses Which are Allowed as Components of a Mixed Use	Zoning Districts													NOTES
	Mixed-Use Overlays			Underlying Zoning Districts										
	Mixed-use Redevelopment Corridor Overlay MURC	Mixed-use Redevelopment Area Overlay MURA	Mixed-use Employment Center Overlay MUEC	Industrial District I	Industrial Limited Commercial District ILCD	Commercial District B-1	Commercial District B-2	Planned Commercial District PCD	Residential District R-1-15	Residential District R-1-20	Residential District R-2-15	Rural Residential District RR with central water and sewer	Rural Residential District RR without central water and sewer	
A = Allowed as Mixed Use; S = Allowed with District Special Use Permit; X = Prohibited; P = Permitted Underlying; S = Special Use Permit Underlying; Empty = Check Ordinance														
Laundromats	A	S	S			P		P						
Medical centers	S	S	S				P							
Microbreweries	S	S	S											
Miniature golf course	X	S+	X		P		X		X	X	X	X	X	
Mortuary/undertakers' establishments	S	X	X			P								
Motel	X	X	X			S		P						
Motor vehicle car wash	X	X	X		P									
Motor vehicle service/repair and supply stations	X	X	X	S	S*	X								*See Art VII, § 295-21
Motor vehicle showroom, sales and service facilities	X	X	X	S	S	X*	X							*See Art VI, § 295-15
Nursery school	S	S	S			P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Offices and office buildings	S	S	S			P	P							
Parking structures, public garages	X	S	X	S	S	X	X	S						
Parking, surface lot	A	A	A					P						
Personal service shops	A	A	S			P		P						
Pharmacy (non-drive-through)	S	S	S											
Plumbing, heating and electrical stores	X	S+	X			P								
Poolrooms, billiard, pinball rooms	X	X	X			S	X	S						
Preschool nurseries	S	S	S			P*	P*		P*	P*	P*	P*	P*	*See Art V, § 295-7
Professional offices and businesses	A	A	S				P	P						
Radio and TV studios	X	S+	X					P						
Real estate services	A	A	X											
Recreation facility, indoor	S	S	S					P						
Restaurant, eat-in	A	A	S		P	S		P						
Restaurants, fast-food/drive-through	S	S	S		P	S								
Retail department stores	X	S	X					P						
Retail stores and shops	S	S	S			P								
Roadside stands	X	X	X			S	X	S						
Shopping centers	X	S+	X					P						

HENRIETTA CODE

	Zoning Districts													NOTES
	Mixed-Use Overlays			Underlying Zoning Districts										
Description of Uses Which are Allowed as Components of a Mixed Use	Mixed-use Redevelopment Corridor Overlay MURC	Mixed-use Redevelopment Area Overlay MURA	Mixed-use Employment Center Overlay MUEC	Industrial District I	Industrial Limited Commercial District ILCD	Commercial District B-1	Commercial District B-2	Planned Commercial District PCD	Residential District R-1-15	Residential District R-1-20	Residential District R-2-15	Rural Residential District RR with central water and sewer	Rural Residential District RR without central water and sewer	
A = Allowed as Mixed Use; S = Allowed with District Special Use Permit; X = Prohibited; P = Permitted Underlying; S = Special Use Permit Underlying; Empty = Check Ordinance														
Theaters (indoor)	S	S	S			P		P						
Theaters (outdoor and drive-in)	X	S+	X			S	X	S						
Trucking companies	X	X	X		P									
Used car lots	X	X	X	X	X	X	X							
Veterinarian medicine practices	S	S+	X		P									
Warehouse/cold storage	X	X	X		P	P								
Wholesale house	X	S+	X			P								
Agribusiness and agritourism	X	X	S									P	P	
Farms and customary agricultural operations	X	X	A			P	P		P	P	P	P	P	
Farm stands	X	X	X									P	P	
Greenhouses	X	X	X	P	P	P	P		P	P	P	P	P	
Plant nurseries	X	S+	X	P	P	P	P		P	P	P	P	P	
<b>Industrial</b> (See Chapter 295, Articles VII and VIII, for specific information)														
Advanced engineering research, design and development	S	S	S	P	P									
Airports	X	X	X	X	X	X	X							
Automobile dismantling or junkyards	X	X	X	X	X	X	X							
Biotechnology, laboratory and materials testing, robotics	S	S	S	P	P									
Corporate and administrative offices	S	S	S	P	P									
Data management, call centers and computer operations	S	S	S	P	P									
Farm equipment sales and service	X	X	X	P	P									
Food processing, bottling, storage, packaging and distribution	X	S+	X	P	P									
Garbage, rubbish, refuse dumps (other than Town-owned)	X	X	X	X	X	X	X							
Junk, scrap metal, paper, rags, cloth clippings, sorting or bailing	X	X	X	X	X	X	X							
Light machine shops, wood and metal working	X	X	X	P	P									
Light manufacturing, assembly and repair	S	S	S	P	P									

ZONING

Description of Uses Which are Allowed as Components of a Mixed Use	Zoning Districts													NOTES
	Mixed-Use Overlays			Underlying Zoning Districts										
	Mixed-use Redevelopment Corridor Overlay MURC	Mixed-use Redevelopment Area Overlay MURA	Mixed-use Employment Center Overlay MUEC	Industrial District I	Industrial Limited Commercial District ILCD	Commercial District B-1	Commercial District B-2	Planned Commercial District PCD	Residential District R-1-15	Residential District R-1-20	Residential District R-2-15	Rural Residential District RR with central water and sewer	Rural Residential District RR without central water and sewer	
A = Allowed as Mixed Use; S = Allowed with District Special Use Permit; X = Prohibited; P = Permitted Underlying; S = Special Use Permit Underlying; Empty = Check Ordinance														
Plating and toolmaking	X	X	X	P	P									
Printing, lithographing and engraving	X	S+	X	P	P									
Self-storage facility	X	S+	X	P	P			P						
Software development, computer assisted design and 3-D printing	S	A	A	P	P									
Solar energy systems, medium scale	X	X	S	S	S	S	S					S	S	
Solar energy systems, rooftop nonresidential	S	A	A	P	P	P	P	P						
Value-added processing, fabrication, assembly, packaging and distribution	X	X	X	P	P									
Warehousing, storage and distribution	X	S+	X	P	P									
<b>Civic/Institutional</b> (See Chapter 295, Articles V, VII and VIII, for specific information)														
Cemeteries	X	X	X	X	X	X	X		S	S	S	S	S	
Churches and places of worship	A	A	A			P	P		P	P	P	P	P	
Community centers	S	S	S					P						
Hospital, public	X	S+	X			P	P		P	P	P	P	P	
Institutions of higher education	X	X	X			P	P		P	P	P	P	P	
Libraries, public	S	A	X			P	P		P	P	P	P	P	
Municipal buildings	A	A	X			P	P		P	P	P	P	P	
Museums	S	A	X											
Open space	A	A	A			P	P		P	P	P	P	P	
Public parks	A	A	A			P	P		P	P	P	P	P	
Public playgrounds	A	A	A			P	P		P	P	P	P	P	
Religious institutions	S	S	S					P						
Schools	X	S+	A			P	P		P	P	P	P	P	
Special District buildings	A	A	A			P	P		P	P	P	P	P	

P\* Subject to provisions - see corresponding Zoning Ordinance articles and sections of Chapter 295 of Town Code for specific information.