

ZONING

235 Attachment 1

Town of Blooming Grove
Table of General Use Requirements
 [Amended 6-10-1996 by L.L. No. 3-1996; 9-14-1998 by L.L. No. 3-1998; 5-10-1999 by L.L. No. 4-1999;
 12-27-2005 by L.L. No. 7-2005; 7-9-2007 by L.L. No. 4-2007; 12-13-2017 by L.L. No. 13-2017; 7-16-2019 by L.L. No. 3-2019; 1-7-2020 by
 L.L. No. 2-2020; 3-12-2024 by L.L. No. 3-2024]

	Zoning District					
	Rural Residential	Rural Crossroads I	Rural Crossroads II	Office/Research/Industrial	Non-nuisance Industrial	Sustainable Business
Principal Uses						
Residential single-family detached	PB Subdivision Approval	Site Plan	Site Plan			
Residential multifamily		Site Plan	Site Plan			
Mixed-use building (retail/office/residential)	TB Special Permit	Site Plan	Site Plan			
Bank						Site Plan
Commercial greenhouse/nursery						Site Plan
Convenience store					Site Plan	
Retail (under 2,000 sq. ft. footprint)	PB CU Permit	Site Plan	Site Plan	Site Plan	Site Plan	
Retail (over 2,000 sq. ft. footprint)	TB Special Permit	PB CU Permit	PB CU Permit	Site Plan	Site Plan	
Retail (over 30,000 sq. ft. footprint)				TB Special Permit	TB Special Permit	
Office (under 1,000 sq. ft. footprint)	PB CU Permit	Site Plan	Site Plan	Site Plan	Site Plan	Site Plan
Office (over 1,000 sq. ft. footprint)	TB Special Permit	Site Plan	Site Plan	Site Plan	Site Plan	Site Plan
Office (over 30,000 sq. ft. footprint, or greater than two stories in building height)				TB Special Permit	TB Special Permit	TB Special Permit
Healthcare facility					TB Special Permit	
Hospital					TB Special Permit	
Personal service	PB CU Permit	Site Plan	Site Plan	Site Plan		
Animal kennels and hospitals	PB CU Permit	PB CU Permit	PB CU Permit	PB CU Permit		PB CU Permit
Bed-and-breakfast	PB CU Permit	PB CU Permit	PB CU Permit	PB CU Permit		
Business Park						TB Special Permit
Restaurant	PB CU Permit	PB CU Permit	PB CU Permit	PB CU Permit	Site Plan	Site Plan
Restaurant (over 30,000 sq. ft. footprint, or greater than two stories in building height)					TB Special Permit	
Microbrewery					Site Plan	Site Plan
Distillery, winery, brewery						Site Plan

BLOOMING GROVE CODE

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	Rural Residential	Rural Crossroads I	Rural Crossroads II	Office/Research/Industrial	Non-nuisance Industrial	Sustainable Business
Recreation					Site Plan	
Emergency services	Site Plan	Site Plan	Site Plan	Site Plan	Site Plan	Site plan
Entertainment complexes	TB Special Permit			TB Special Permit	TB Special Permit	
Golf course/country club	TB Special Permit			TB Special Permit		
Fitness center						Site Plan
Hotel/conference center/corporate training center	TB Special Permit	TB Special Permit	TB Special Permit	TB Special Permit	TB Special Permit	
Indoor recreation						PB CU Permit
Media studio for filming, broadcasting					Site Plan	Site Plan
Media studio for filming, broadcasting (over 25,000 sq. ft. footprint)					TB Special Permit	TB Special Permit
Membership club	PB CU Permit	PB CU Permit	PB CU Permit	PB CU Permit		
Motor vehicle service station		PB CU Permit	PB CU Permit	PB CU Permit		
Newspaper, publication, and printing establishments						
Craft industry					Site Plan	Site Plan
Craft industry (over 30,000 sq. ft. footprint)				TB Special Permit	TB Special Permit	TB Special Permit
Data center						TB Special Permit
Non-nuisance industry				Site Plan	Site Plan	TB Special Permit
Non-nuisance industry (over 30,000 sq. ft. footprint)				TB Special Permit	TB Special Permit	TB Special Permit
Passive adult uses				PB CU Permit		
Research institute or laboratory				Site Plan	Site Plan	TB Special Permit
Research institute or laboratory (over 30,000 sq. ft. footprint)				TB Special Permit	TB Special Permit	TB Special Permit
Residential farming	PB CU Permit			PB CU Permit	PB CU Permit	
Agriculture crop production					Site Plan	Site Plan
Agriculture industry						PB CU Permit
Riding academies, boarding stables, breeding farms	PB CU Permit			PB CU Permit	PB CU Permit	
Roadside stands	PB CU Permit	PB CU Permit	PB CU Permit	PB CU Permit	Site Plan	
Self storage				Site Plan	Site Plan	
Self storage (over 30,000 sq. ft. footprint)				TB Special Permit	TB Special Permit	
Solar energy system						PB CU Permit

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	Rural Residential	Rural Crossroads I	Rural Crossroads II	Office/Research/Industrial	Non-nuisance Industrial	Sustainable Business
Trade or vocational schools						
Warehouses; distribution				PB CU Permit	Site Plan	Site Plan
Warehouses; distribution (over 30,000 sq. ft. footprint)				TB Special Permit	TB Special Permit	TB Special Permit
Public utilities				Site Plan	Site Plan	
Unlisted uses	TB Special Permit	TB Special Permit	TB Special Permit	TB Special Permit	TB Special Permit	TB Special Permit
Accessory Uses						
Home occupation	PB CU Permit	PB CU Permit	PB CU Permit			
Accessory apartment to single-family house	PB CU Permit	PB CU Permit	PB CU Permit			
Battery storage accessory to public utility						PB CU Permit
Cafeteria restaurant						Site Plan
Parking						
Signs						
<p>Note: A blank cell indicates that a use is not permitted within that zoning district. Site Plan = Allowed use, subject to site plan approval. PB CU Permit = Use allowed by Planning Board conditional use permit (and site plan) approval. TB Special Permit = Use allowed by Town Board special permit approval and Planning Board site plan approval. Wireless communications facilities are not a TB Special Permit use, but are regulated pursuant to § 235-45.5 of the Town of Blooming Grove Code. Reviewing board shall be the Town Board for special permits, and Planning Board for conditional use permits</p>						