

ZONONG

210 Attachment 1

**Town of Highlands  
Schedule I  
Table of Use Regulations  
Residence Districts**

[Amended 5-24-1989; 12-27-1989 by L.L. No. 1-1989; 2-8-2000 by L.L. No. 1-2000]

P = Permitted Use  
SE = Special Exception Use  
X = Prohibited Use  
\* = Site Plan Approval Required

Use Classifications	R-1 Mountain Residence	R-2 Single- Family Residence	R-3 Single- Family Residence	R-4 Single- & Two-Family Residence	R-5 Apartment Residence	R-6 Apartment -Motel Residence	R-MHC Mobile Home Court	R-1-R Riverside Residence
Residential uses								
Single-family detached dwelling	P	P	P	P	P	SE	SE	P
Two-family detached dwelling	P	X	X	P	P	P	SE	P
Multiple dwelling	X	X	X	X	SE	SE	X	X
Conversion of existing single-family detached dwelling for 2 families	X	X	X	P*	SE*	SE*	X	P
Mobile home court, licensed	X	X	X	X	X	X	SE	X
Planned residential development	X	SE*	SE*	SE*	SE*	SE*	X	SE
Residential community facilities								
Church or similar place of worship, parish house, seminary, convent, dormitory	X	SE	SE	SE	SE	SE	SE	X
Nursery school	X	SE	X	SE	SE	SE	X	X
Park, playground or recreational area operated by the town or New York State	P	P	P	P	P	P	P	P
Public library, museum, community center, fire station, governmental office building	X	SE	SE	SE	SE	SE	SE	X
School, elementary or high, public, denominational or private, having a curriculum the same as ordinarily given in public schools	SE	SE	SE	SE	SE	SE	SE	SE
General community facilities								
Cemetery	X	SE	SE	X	X	X	X	X
College, university	SE*	SE*	X	X	X	X	X	X
Country club	SE	SE	X	X	X	X	X	X
Membership club, nonprofit	X	SE	SE	X	SE	SE	X	SE
Nursing home, rest home	X	SE*	SE*	X	SE*	SE*	X	SE

HIGHLANDS CODE

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Philanthropic, fraternal, social or educational organization office or meeting room	X	SE	SE	X	SE	SE	X	X
Public utility structure or right-of-way, including sewage treatment plant or water supply facility, but excluding business office, repair or storage of equipment	SE*	SE*	SE*	SE	SE	SE	SE	SE
Business uses								
Funeral home	X	X	X	X	X	SE	X	X
Horticulture, greenhouse	X	X	SE	SE	SE	X	X	X
Marina, commercial	X	SE	X	X	X	X	X	SE
Motel, restaurant and personal service shops related to motel	X	X	X	X	X	SE	X	X
Professional office, medical arts building	X	X	X					X
Office: business, professional or utility				X	X	SE	X	
Personal service shop: barber shop, beauty parlor, dry cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop				X	X	SE	X	
Industrial uses								
Fuel oil storage and distribution facility	X	SE	SE	X	X	X	X	X
Accessory uses								
Accommodations for not more than 2 roomers in single- or two-family detached dwelling, provided that separate kitchen and entrance facilities shall not be provided	X	P	P	P	P	P	P	P
Customary accessory structure and/or use	P	P	P	P	P	P	P	P
Home occupation in single- or two-family detached dwelling	P	P	P	P	SE	P	SE	P
Home professional office	SE	P	P	P	P	P	X	SE
Private garage or private off-street parking area pursuant to § 210-22	P	P	P	P	P	P	P	P
Signs pursuant to Article V	P	P	P	P	P	P	P	X
Bed-and-breakfast	SE	SE	SE	SE	SE	SE	SE	SE