

# ZONING

## 210 Attachment 3

### Town of Highlands Schedule III Table of Use Regulations<sup>1</sup> Business District

[Amended 1-14-1986; 9-30-2013 by L.L. No. 2-2013; 4-14-2014 by L.L. No. 1-2014]

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

Use Classifications	B District
Residential uses	
Residential uses on first floor, below nonresidential uses	X
Single-family detached dwelling	X
Dwelling units over first floor nonresidential uses	SE
Residential community facilities	
Church or similar place of worship, parish house, seminary, convent, dormitory	SE
Nursery school	SE
Park, playground or recreational area operated by the town	P
Public library, museum, community center	SE
School, elementary or high, public denominational or private, having a curriculum the same as ordinarily given in public schools	SE
General community facilities	
Membership club, nonprofit	SE
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	SE
Public utility structure or right-of-way including sewage treatment plant or water supply facilities necessary to serve the Highlands-Highland Falls Community	SE
Public passenger transportation station or terminal	SE
Business uses	
Animal hospital, animal boarding	SE
Automobile laundry	SE
Bank	SE
Bed-and-breakfast	SE*
Bowling alley	SE
Eating establishment: drive-in, open front or curb service	SE*
Filling station	SE
Fitness center	SE*
Funeral home	SE*
Greenhouse, horticulture	SE*
Hotel	SE
Motel	SE
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or hire	P
Office: business, professional or utility	P
Parking garage, storage garage	P
Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop	P

## HIGHLANDS CODE

Use Classifications	B District
Radio or TV broadcasting studio	P
Repair garage	P
Repair shop for household and/or personal appliances	P
Restaurant	SE
Retail store or shop	P
Shop for custom work and for making articles to be sold at retail on the premises	P
Tavern	SE
Theater or motion-picture theater, other than an outdoor drive-in theater	SE
Veterinarian	SE
Vocational school	SE
Wholesale business	SE
Industrial uses	
Limited non-nuisance industry, using machines not exceeding 5 horsepower	SE
Printing or publishing plant	SE
Research institute or laboratory using machines not exceeding 5 horsepower	SE

<sup>1</sup> Note: All unlisted uses are prohibited in this district.