

ZONING

215 Attachment 2

Village of Hudson Falls

**Table 2
Illustration of Uses**

Use	Intent and Illustrative Examples
Retail	<p>Best described as traditional “downtown” marketplace goods and services that cater to the pedestrian, including restaurants, florists, jewelers, retail bakeries, medical offices, galleries, pharmacies, bookstores, banks, professional offices, computer sales or service, hardware stores, packing and shipping services, video rental, tailors, etc.</p> <p>The terms/use does not include gasoline stations, automobile sales and services, motor vehicle sales and services, boat sales, recreational vehicle sales and services, mobile and modular home sales and services, farm and construction equipment sales and services and logging equipment sales and services</p>
Commercial	<p>More suburban in nature and traditionally thought of as catering to the user of the automobile, including automobile sales and service facilities, gasoline service stations, nursery garden centers, and retail facilities in excess of 15,000 square feet.</p> <p>Retail/wholesale establishments such as lumberyards, boat sales, RV sales and manufactured home/mobile home sales, where the area of outdoor display of goods is a principal means of display of merchandise or services.</p>
Community facilities	<p>Institutional uses that are complementary to the downtown marketplace and provide services essential to local community, including governmental or quasi-governmental agencies, not-for profits, community service organizations or facilities, schools, places of worship, health-related facilities, senior care residences/facilities, firehouses and emergency service providers.</p>
Manufacturing	<p>A manufacturing or maintenance facility where any process is used to alter the nature, size or shape of articles or raw materials or where articles are assembled and where said goods or services are consumed or used at another location. Uses focused on high technologies or research and development or the assembly of technology-dependent goods are preferred.</p> <p>This term does not include mineral extractions, private and commercial sand and gravel extractions (including screening or crushing operations), concrete and asphalt batching plants, junkyards or salvage yards, sawmills, chipping mills, pallet mills and similar wood-using facilities. Processes which are exothermic in nature are prohibited.</p>
Industrial	<p>Appliance, tool and die or metal fabrication; motor vehicle, aircraft or boat manufacturing or assembly; warehousing and distribution facilities; furniture, textile, or upholstery makers; pulp or paper mills; and warehousing and distribution.</p>

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