

ZONING

201 Attachment 1

Village of Lowville

Schedule A  
Permitted Uses

[Amended 2-17-2021 by L.L. No. 1-2021; 9-15-2021 by L.L. No. 5-2021; 7-20-2022 by L.L. No. 5-2022]

	P/OS	R	NC-1	NC-2	VC	AC	I
Accessory dwelling unit		X	X	X			
Accessory structure or use		See § 210-540					
Adult entertainment use							SP
Agricultural use		X					
Apartment complex		SP	SP	SP			
Bed-and-breakfast inn		SP	S	S	S		
Boarding house		SP	S	S	SP		
Brewpub				SP	SP		
Car wash						S	SP
Cemetery	X						
Club			SP	SP	S	S	
Community center		SP	SP	SP	S	S	S
Convenience store			SP	SP	S	S	
Day-care, child		SP	SP	SP	S	S	
Dwelling, group		SP	SP	SP			
Dwelling, one-family		X	X	X	X		
Dwelling, two-family		X	X	X	X		
Dwelling, multiple-family		SP	SP	SP	SP		
Essential facilities		SP	SP	SP		SP	S
Funeral home			SP	SP	SP	SP	
Garage, public					S		S
Garage, repair					SP	S	S
Gasoline outlet, retail					SP	SP	SP
Home-based business		X	X	X			
Hospital		SP	SP	SP	SP	SP	SP
Hotel				SP	S	S	
Industrial use						SP	S
Light industrial use 1				SP	SP		
Manufactured home**		See note below.					
Manufactured home park		SP					
Mixed-use development				SP	SP		
Motel				SP		SP	
Office, business			S	S	X*	S	S
Park	X						
Parking lot					SP	S	S
Principle solar energy system						SP	SP
Recreation, indoor			SP	SP	S	S	S

LOWVILLE VILLAGE CODE

	P/OS	R	NC-1	NC-2	VC	AC	I
Recreation, outdoor		SP	SP	SP		SP	SP
Religious institution		SP	SP	SP	SP	SP	
Restaurant/bar			SP	SP	SP	SP	
Restaurant/no alcohol			S	S	X*	S	
Retail sales and service, general			SP	SP	X*	S	SP
Retail sales and service, large product						SP	SP
Small solar energy system		X	X	X	X	X	X
School		SP	SP	SP			
Truck terminal						SP	S
Warehousing				SP		SP	S
Wholesale trade						SP	S

- X = Zoning permit required
- S = Zoning permit and site plan review required
- SP = Zoning permit, site plan review, and special permit required
- (blank) = Not allowed in this zone

\* Site plan review only required if use is located in a newly constructed building, as opposed to reuse or adaptive reuse of an existing building.

\*\*Manufactured homes may be permitted in any zone of the Village in which residential homes are permitted as long as such manufactured home is affixed to a permanent foundation and otherwise conforms with the requirements for residential developments within the lot in question. In other words, the manufactured home must be affixed to a permanent foundation and conform with the identical development specifications and standards, including general aesthetic and architectural standards, applicable to conventional site-built single-family dwellings in the district in which the manufactured home is being proposed.