

UNIFIED LAND USE REGULATIONS

400 Attachment I

City of Sullivan

District Regulations

[Ord. No. 2974 § 1(Art. 10 § 146), 11-2-2004; Ord. No. 3001 § 1, 5-17-2005; Ord. No. 3030 § 1, 9-20-2005; Ord. No. 3055 § 1, 1-17-2006; Ord. No. 3121 § 1, 12-19-2006; Ord. No. 3246 § 1, 5-20-2008; Ord. No. 3354 § 1, 8-18-2009; Ord. No. 3471 § 1, 6-20-2011; Ord. No. 3482 § 1 9-6-2011; Ord. No. 3535 § 1, 9-25-2012; Ord. No. 3632 § 1, 6-17-2014; Ord. No. 3660 § 1, 3-3-2015; Ord. No. 3729 § 1, 5-17-2016; Ord. No. 3748 §1, 9-20-2016; Ord. No. 3848, 6-18-2019; Ord. No. 3860, 8-6-2019; Ord. No. 3861, 8-6-2019; Ord. No. 3862, 8-6-2019; Ord. No. 3863, 8-6-2019; Ord. No. 3959, 7-19-2022; Ord. No. 3981, 11-15-2022; Ord. No. 3984, 12-6-2022; Ord. No. 4005, 11-21-2023; Ord. No. 4014, 2-20-2024]

Uses	Description			Zones										
				R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
1.000	Residential													
1.100	Single-family residences													
	1.110	Single-family detached, one dwelling unit per lot												
		1.111	Site-built and modular structures	z	z	z	z							
		1.112	Class "A" mobile homes (see Appendix J)	z	z	z	z							
		1.113	Class "B" mobile homes											
		1.114	Class "C" mobile homes											
	1.120	Single-family detached, more than one dwelling unit per lot												

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Uses	Description			Zones										
				R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
		1.121	Site-built and modular structures											
		1.122	Class A, B or C mobile homes (placed in a mobile home park)			z	c							
1.200	Two-family residences													
	1.210	Two-family conversions			z	z		z	z	z				
	1.220	Primary residence with accessory apartment			z	z		z	z	z				
	1.230	Duplex			z	z		z	z	z				
	1.240	Two-family apartment			z	z		z	z	z				
1.300	Multi-family residences													
	1.310	Multi-family conversion			c	z		z	z	z				
	1.320	Multi-family townhomes			zc	z		zc	zc	zc				
	1.330	Multi-family apartments			zc	z		zc	zc	zc				
1.400	Homes emphasizing special services, treatment or supervision													
	1.410	Homes for handicapped or infirm		z	z	z				z				
	1.420	Nursing care, intermediate care homes		c	c	c				c				
	1.430	Day care homes (family and group)		c	c	c				c				
	1.440	Halfway houses				c				c				
1.500	Miscellaneous, rooms for rent situations													
	1.510	Rooming houses, boarding houses				z		c		z				

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
	1.520	Tourist homes and other temporary residences renting by the day or week			Z				Z				
	1.530	Hotels, motels and similar businesses or institutions providing overnight accommodations					C	C	C	C	C		
1.600	Temporary emergency, construction and repair residences		Z	Z	Z	Z	Z	Z	Z	Z	Z		
1.700	Home occupations		Z	Z	Z	Z	Z	Z	Z	Z	Z		
1.800	Planned residential developments			C	C								
2.000	Sales and rental of goods, merchandise and equipment												
2.100	No storage or display of goods outside fully enclosed building												
	2.110	High-volume traffic generation											
		2.111	Miscellaneous				ZC	ZC	ZC	ZC	ZC		
		2.112	Convenience stores				ZC	ZC	ZC	ZC	ZC		
		2.113	Adult bookstore									C	
	2.120	Low-volume traffic generation					ZC	ZC	ZC	ZC	ZC		
	2.130	Wholesale sales								ZC	ZC		
2.200	Storage and display of goods outside fully enclosed building allowed												
	2.210	High-volume traffic generation								ZC	ZC	ZC	ZC
	2.220	Low-volume traffic generation								ZC	ZC	ZC	ZC
	2.230	Wholesale sales								ZC		ZC	ZC

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
2.300	Medical Marijuana Dispensary Facilities									c			
3.000	Office, clerical, research and services not primarily related to goods or merchandise												
3.100	All operations conducted entirely within fully enclosed building												
	3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.		c			zc	zc	zc	zc	zc	zc	zc
	3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use		c			zc	zc	zc	zc	zc	zc	zc
	3.130	Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area					zc	zc	zc	zc	zc	zc	zc
3.200	Operations conducted within or outside fully enclosed building												
	3.210	Operations designed to attract and serve customers or clients on the premises								zc	zc	zc	zc

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
	3.220	Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use								zc	zc	zc	zc
	3.230	Banks with drive-in windows						zc	zc	zc	zc		
4.000	Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment												
4.100	All operations conducted entirely within fully enclosed building												
	4.110	Majority of dollar volume of business done with walk-in trade					c	c	c	zc	zc	z	zc
	4.120	Majority of dollar volume of business not done with walk-in trade						c	c	zc	zc	z	zc
	4.130	Indoor shooting range										z	
4.200	Operations conducted within or outside fully enclosed building									zc	zc	zc	zc
4.300	Medical Marijuana-Infused Products Manufacturing Facilities											c	
4.400	Medical Marijuana Testing Facilities											c	
5.000	Educational, cultural, religious, philanthropic, social, fraternal uses												
5.100	Schools												

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
	5.110	Elementary and secondary (including associated grounds and athletic and other facilities)	c	c	c	c							
	5.120	Trade or vocational schools								c		c	c
	5.130	Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields)	c	c	c	c				c		c	c
5.200	Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)		z	z	z	z	z	z	z	z	z	z	z
5.300	Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)												
	5.310	Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3,500 square feet			c		z	z	z	z			
	5.320	Located within any permissible structure					z	z	z	z			

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Uses	Description			Zones										
				R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
	5.330	Located within a historic building located on the National Register, of any size and shall include ancillary services e.g. meeting rooms, reception hall, museum, gift shop and similar uses		c	c	c	c							
5.400	Social, fraternal clubs and lodges, union halls and similar uses							z	z		z			
6.000	Recreational, amusement, entertainment													
6.100	Activity conducted entirely within building or substantial structure													
	6.110	Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses						zc	zc	zc	zc	zc	zc	zc
	6.120	Movie theaters												
		6.121	Seating capacity of not more than 300					z	z		z	z	z	z
		6.122	Unlimited seating capacity					z	z		z	z	z	z

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
	6.130	Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people								c		c	c
	6.140	Indoor shooting range										z	
6.200	Activity conducted primarily outside enclosed buildings or structures												
	6.210	Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development	c	c	c	c			c	c	c	c	c
	6.220	Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	c	c	c	c			c	c	c	c	c

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
	6.230	Golf driving ranges not accessory to golf courses, miniature golf courses, skateboard parks, water slides and similar uses								c	c	c	c
	6.240	Horseback riding operations; stables (not constructed pursuant to permit authorizing residential development); commercial type				c				c	c	z	z
	6.250	Automobile and motorcycle racing tracks										c	c
	6.260	Drive-in movie theaters								c		c	c
7.000	Institutional Residence or care or confinement facilities												
7.100	Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area									c		c	c
7.200	Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions									c		c	c
7.300	Institutions (other than halfway houses) where mentally ill persons are confined									c		c	c
7.400	Penal and correctional facilities											c	c
8.000	Restaurants, bars, nightclubs												

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Uses	Description	Zones										
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
8.100	No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure					Z	Z	Z	Z	Z		
8.200	No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure allowed					Z	Z	Z	Z	Z		
8.300	Carry-out and delivery service, consumption outside fully enclosed structure allowed						Z		Z	Z		
8.400	Carry-out and delivery service, drive-in service, service or consumption outside fully enclosed structure allowed								Z	Z		
8.500	Adult cabaret										C	
9.000	Motor vehicle-related sales and service											
9.100	Motor vehicle sales or rental; mobile home sales								Z	Z		
9.200	Sales with installation of motor vehicle parts or accessories (e.g., tires, mufflers, etc.)					C	C	Z	Z	Z		
9.300	Motor vehicle repair and maintenance, not including substantial body work					C	C	Z	Z	Z	Z	Z
9.400	Motor vehicle painting and body work						C	Z	Z	Z	Z	Z
9.500	Gas sales						Z		Z	Z		
9.600	Car wash						Z	Z	Z	Z		
10.000	Storage and parking											

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
10.100	Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related						Z	Z	Z	Z			
10.200	Storage of goods not related to sale or use of those goods on the same lot where they are stored												
	10.210	All storage within completely enclosed structures						Z		Z		Z	Z
	10.220	Storage inside or outside completely enclosed structures								C		Z	Z
10.300	Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot									C		C	C
11.000	Scrap material salvage yards, junk yards, automobile graveyards											C	C
12.000	Services and enterprises related to animals												
12.100	Veterinarian									C			
12.200	Kennel								C	C			
13.000	Emergency Services												
13.100	Police stations		C	C	C	C	C	C	C	C	C	C	C
13.200	Fire stations		C	C	C	C	C	C	C	C	C	C	C
13.300	Ambulance service		C	C	C	C	C	C	C	C	C	C	C
13.400	Civil defense operation		C	C	C	C	C	C	C	C	C	C	C

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Uses	Description		Zones										
			R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
14.000	Agricultural, silvicultural, mining, quarrying operations												
14.100	Agricultural operations												
	14.110	Agricultural operations, farming, excluding livestock	z	z	z	z						z	z
	14.120	Agricultural operations, farming, including livestock				c				c	c	z	z
14.130	Livestock, non-agricultural operations					c				c	c	z	z
14.200	Silvicultural operations											c	c
14.300	Mining or quarrying operations, including on-site sales of products											c	c
14.400	Reclamation landfill		z	z	z	z	z	z	z	z	z	z	z
15.000	Miscellaneous public and semi-public facilities												
15.100	Post office						c	c		c			
15.200	Airport											c	c
15.300	Sanitary landfill											c	c
15.400	Military Reserve and National Guard centers											c	c
16.000	Dry cleaner, laundromat							c		c			
17.000	Utility facilities												
17.100	Neighborhood		c	c	c	c	c	c	c	c	c	c	c
17.200	Community or regional											c	c
18.000	Towers and related structures												
18.100	Towers and antennas 50 feet tall or less		z	z	z	z	z	z	z	z	z	z	z
18.200	Towers and antennas more than 50 feet tall and receive-only earth station											c	c

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Uses	Description	Zones										
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M-1	M-2
19.000	Open air markets and horticultural sales											
19.100	Open air markets (farm and craft markets, flea markets and produce markets)					Z			Z			
19.200	Horticultural sales without outdoor display					Z	Z		Z			
20.000	Funeral home	C	C	C	C	C	C	C	C	C	C	C
21.000	Cemetery and crematorium											
21.100	Cemetery							C	C		C	C
21.200	Crematorium							C	C		C	C
22.000	Nursery schools; day care centers	C	C	C	C		C	C	C			
23.000	Temporary structures used in connection with the construction of a permanent building or some non-recurring purpose	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
24.000	Bus station, train station					C	C		C			
25.000	Commercial greenhouse and horticultural operations											
25.100	No on-premises sales						Z		Z	Z	Z	Z
25.200	On-premise sales permitted						Z		Z	Z	Z	Z
25.300	Medical Marijuana Cultivation Facilities										C	
26.000	Special events	C	C	C	C	C	C	C	C	C	C	C
27.000	Off-premises signs	C	C	C	C	C	C	C	C	Z	Z	Z
28.000	Subdivisions											
28.100	Major	C	C	C	C	C	C	C	C	C	C	C
28.200	Minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
29.000	Combination uses	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
30.000	Planned unit developments	Permissible only in PUD districts with a conditional use permit.										