

ZONING

150 Attachment 2

Town of Ontario

Schedule II: Land Uses or Activities

**KEY:**

**P = Permitted**

**SUP = Permitted by special use permit**

**NP = Not permitted**

Land Use Category	Rural Residential	Suburban Residential	Urban Residential	Business	Business Transitional	Industrial	Public Utility	Cannabis Overlay District	Adult Ent./Ind.
	RR	SR	UR	B	BT	I	PU	COD	AE/I
<b>Residential Uses</b>									
Conversion of existing building into not more than 2 dwelling units, subject to § 150-42B(10)	P	P	P	P	P	NP	NP	P	NP
Dwellings, 1 or more, on upper floors of a commercial use	NP	NP	NP	P	P	NP	NP	P	NP
Mobile home park, subject to § 150-42B(9)	NP	NP	SUP	SUP	SUP	NP	NP	SUP	NP
Mobile/manufactured home dwelling	P	P	P	NP	P	NP	NP	P	NP
Multiple-family (3 units) dwelling, subject to § 150-42B(5)	P	NP	P	P	P	NP	NP	P	NP
Multiple-family (4 or more units), subject to § 150-42B(6)	NP	NP	P	P	P	P	NP	P	NP
Multiple-family (4 or more) dwelling, subject to § 150-42B(29)	NP	NP	P	SUP	SUP	SUP	NP	SUP	SUP
State-regulated community residences, subject to § 150-42B(11)	P	P	P	P	P	NP	NP	P	NP
Townhouse or row house dwelling, subject to § 150-42B(5), (6), and (7)	NP	P	P	P	P	NP	NP	P	NP
Two-family dwelling	NP	P	P	P	P	NP	NP	P	NP
<b>Commercial Uses</b>									
Adult residential-care facility	P	P	P	P	P	NP	NP	P	NP
Automobile sales and service, new and used, subject to § 150-42B(21)	NP	NP	NP	NP	SUP	NP	NP	SUP	NP
Bank, subject to § 150-42B(17)	NP	NP	NP	P	P	NP	NP	P	NP
Bed-and-breakfast facility, subject to § 150-42B(33)	SUP	SUP	SUP	SUP	SUP	NP	NP	SUP	NP
Building material and/or supplies sale (indoor/outdoor), subject to § 150-42B(21)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Business office, subject to § 150-42B(17)	NP	NP	NP	P	P	SUP	NP	P	NP
Campground	SUP	NP	NP	NP	NP	NP	NP	NP	NP
Cannabis dispensary	NP	NP	NP	NP	NP	NP	NP	SUP	NP
Convenience store (mart), subject to § 150-42B(20)	NP	NP	NP	P	NP	SUP	NP	NP	NP
Day-care facility or nursery school, subject to § 150-42B(12)	SUP	SUP	SUP	SUP	SUP	NP	NP	SUP	NP
Family-care facility	P	P	P	P	P	NP	NP	PN	P
Farm labor camp, subject to § 150-42B(27)	SUP	SUP	SUP	SUP	SUP	SUP	NP	SUP	NP
Farm market, subject to § 150-42B(2)	SUP	SUP	SUP	P	SUP	SUP	NP	P	P
Farm, subject to § 150-42B(1)	P	P	P	P	P	P	NP	P	P
Garage, commercial, subject to § 150-42B(20)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP

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	RR	SR	UR	B	BT	I	PU	COD	AE/I
General processing, assembly or packaging of previously prepared material, subject to § 150-42B(35)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Golf course	SUP	SUP	SUP	NP	NP	NP	NP	NP	NP
Greenhouse or plant nursery	SUP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Home occupation, subject to § 150-42B(15)	P	P	P	P	P	P	NP	P	P
Indoor theater or recreation, subject to § 150-42B(17)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Industrial or research park, planned, subject to § 150-42B(35)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Kennel	SUP	NP	NP	NP	NP	NP	NP	NP	NP
Lawn and garden supply sales and service	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Light manufacturing, subject to § 150-42B(35)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Ministorage (commercial storage structure), subject to § 150-42B(19)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Mortuary or undertaking establishment	NP	NP	NP	P	P	NP	NP	P	NP
Outdoor facility for retail sale of boats, trailers or furniture, subject to § 150-42B(21)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Parking, off-street lot, subject to § 150-42B(23)	NP	NP	NP	P	P	P	NP	P	P
Personal service establishment	NP	NP	NP	P	P	NP	NP	P	NP
Pet shop	SUP	NP	NP	SUP	SUP	SUP	NP	SUP	NP
Plumbing, HVAC, electrical supply or contracting establishment	NP	NP	NP	P	P	P	NP	P	P
Printing/publishing facility	NP	NP	NP	P	P	P	NP	P	P
Professional office	SUP	SUP	SUP	P	P	NP	NP	P	NP
Redemption facility, subject to § 150-15	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Restaurant, subject to § 150-42B(18)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	NP
Retail store, subject to § 150-42B(17)	NP	NP	NP	P	P	SUP	NP	P	SUP
Riding academy	SUP	NP	NP	NP	SUP	NP	NP	SUP	NP
Roadside stand, subject to § 150-42B(3)	P	P	P	P	P	P	NP	P	P
Scientific or research lab, subject to § 150-42B(35)	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Tourist home, boardinghouse, or rooming house, subject to § 150-42B(32)	SUP	SUP	SUP	SUP	SUP	NP	NP	SUP	NP
Vehicle body shop and vehicle dismantling facilities	NP	NP	NP	NP	NP	P	NP	NP	P
Vehicle body shop, subject to § 150-42B(36)	NP	NP	NP	NP	SUP	NP	NP	SUP	NP
Vehicle washing establishment, subject to § 150-42B(20)	NP	NP	NP	SUP	SUP	NP	NP	SUP	NP
Veterinary establishment or hospital	SUP	NP	NP	SUP	SUP	NP	SUP	SUP	
Winery	SUP	NP	NP	NP	NP	NP	NP	NP	NP
<b>Industrial Uses</b>									
Alternative energy supply systems (except building-integrated, roof-mounted and small-scale ground-mounted solar energy systems, subject to § 150-42B(38))	NP	NP	NP	NP	NP	SUP	NP	NP	SUP
Cannabis cultivator	NP	NP	NP	NP	NP	SUP	NP	NP	SUP
Fabrication or storage of metal/paper/wood products, subject to § 150-42B(35)	NP	NP	NP	NP	NP	SUP	NP	NP	NP
Flex space, industrial	NP	NP	SUP	NP	SUP	SUP	NP	SUP	NP
Food processing facility, subject to § 150-42B(35)	NP	NP	NP	NP	NP	SUP	NP	NP	SUP
Solid waste transfer station, subject to § 150-15	NP	NP	NP	NP	NP	SUP	NP	SUP	NP

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	RR	SR	UR	B	BT	I	PU	COD	AE/I
Truck and motor freight terminal	NP	NP	NP	SUP	SUP	SUP	NP	SUP	SUP
Vehicle dismantling facilities, subject to issuance of a special permit, site plan approval from the Town of Ontario Planning Board and the special conditions of § 150-42B(40)	NP	NP	NP	NP	NP	SUP	NP	NP	SUP
<b>Public Utility Uses</b>									
Driveways parallel to Route 104 from adjacent properties to existing public roads	NP	NP	NP	NP	NP	NP	P	NP	NP
Essential services, public utility, communication installations	P	P	P	P	P	P	P	P	P
Public utility substation	P	P	P	P	P	P	NP	P	P
Structures and uses complying with the requirements of federal and state regulations	NP	NP	NP	NP	NP	NP	P	NP	NP
Structures, buildings, and uses incidental to the generation and distribution of electric power	NP	NP	NP	NP	NP	NP	P	NP	NP
Structures, buildings, and uses where hazardous waste produced on-site may be stored on-site	NP	NP	NP	NP	NP	NP	P	NP	NP
Structures, buildings, and uses where those uses are incidental to the providing of telephone service, natural gas service, cable service, cellular phone service and any other public utility	NP	NP	NP	NP	NP	NP	P	NP	NP
<b>Community Services Uses</b>									
Charitable, educational or fraternal organization	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Church and related uses, subject to § 150-42B(30)	P	P	P	P	P	P	P	P	P
Hospital/nursing home, subject to § 150-42B(31)	SUP	SUP	SUP	SUP	SUP	NP	NP	SUP	NP
Library, fire station and other municipal building, subject to § 150-42B(14)	P	P	P	P	P	P	P	P	P
Municipal storage or repair yard	NP	NP	NP	NP	P	P	NP	P	P
Private not-for-profit park, playground or other outdoor recreation facility	SUP	SUP	SUP	SUP	SUP	NP	NP	SUP	NP
Public or parochial school, subject to § 150-42B(13)	P	P	P	P	P	NP	NP	P	P
<b>Miscellaneous Uses</b>									
Accessory structures, subject to § 150-13	P	P	P	P	P	P	NP	P	P
Building-integrated, roof-mounted and small-scale ground-mounted solar energy systems subject to § 150-42B(26)	P	P	P	P	P	P	NP	P	P
Enclosed storage as an accessory use	P	P	P	P	P	NP	NP	P	P
Excavations or fills, subject to § 150-42B(22)	P	P	P	P	P	P	NP	P	P
Fences, subject to § 150-18	P	P	P	P	P	P	NP	P	P
Large-scale ground-mounted solar energy systems	SUP	SUP	SUP	NP	NP	NP	NP	NP	NP
Newspaper vending machine, subject to § 150-42B(24)	P	P	P	P	P	P	NP	P	P
Private boat, travel or camp trailer, subject to § 150-42B(25)	P	P	P	P	P	P	NP	P	P
Private garage, subject to § 150-13	P	P	P	P	P	NP	NP	P	NP
Private stable	SUP	NP	NP	NP	NP	NP	NP	NP	NP
Private swimming pool, subject to § 150-42B(16)	P	P	P	P	P	NP	NP	P	NP

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Satellite dish, subject to § 150-42B(37)	SUP	SUP	SUP	SUP	SUP	SUP	NP	SUP	SUP
Short-wave, ham radio, television and radio antennas, subject to § 150-42B(37)	SUP	SUP	SUP	SUP	SUP	SUP	NP	SUP	SUP
Signs, subject to § 150-60	P	P	P	P	P	P	NP	P	P
Wind energy collectors	SUP	NP	NP	NP	NP	NP	NP	NP	NP

- NOTES:**
- Article XIII - Planned Unit Development: Permitted land uses. Any land use or activity listed in Schedule III of this chapter as being permitted by right (P), with special conditions (SC) or by special permit (SP) for either the RR, SR, UR or B District shall be permitted in a PUD when approved in accordance with the provisions of article.