

ZONING

197 Attachment 1

**Town of North Greenbush**

**Table 1, Part 1  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
AR	Agriculture; farm stand or market Agriculture; horticulture and farming, general Agriculture; livestock or dairy Agriculture; nursery  Animal; boarding, horse farm or stables Daycare (child or adult)  Dwelling, single-family Parks and outdoor recreational facilities Public or private schools Religious worship	Animal; boarding, veterinary services Animal; boarding; commercial kennel  Bed-and-breakfast Carriage Houses  Cemetery or crematorium Cultural facilities, such as libraries, museums, art galleries Drive-in movie theater Dwelling, caregiver/receiver temporary Group home Home occupations; private airstrip Recreation; golf course or range Recreation; private veteran/fraternal or social club Riding stables Telecommunications equipment and towers	Customary farm buildings Customary residential garages, sheds, and pool houses Greenhouses Typical accessory buildings for permitted uses and uses permitted by special permit

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**Table 1, Part 2  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
R1	Dwelling, single-family  Parks and outdoor public recreational facilities  Public or private schools  Religious worship	Carriage houses  Cemetery  Cultural facilities, such as libraries, museums, art galleries  Dwelling, caregiver/receiver temporary Group home Home occupations Recreation; golf course or range Recreation; private veteran/fraternal or social club	Customary residential garages, sheds, and pool houses  Greenhouses (see above)  Typical accessory buildings for permitted uses and uses permitted by special permit

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**Table 1, Part 3  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
R2	Dwelling, single-family  Dwelling, two-family  Parks and outdoor public recreational facilities  Public or private schools  Religious use	Cemetery  Cultural facilities, such as libraries, museums, art galleries  Dwelling, caregiver/receiver temporary  Group home  Home occupations  Recreation; golf course or range  Recreation; private veteran/fraternal or social club  Veterinary services	Customary residential garages, sheds, and pool houses  Greenhouses  Typical accessory buildings for permitted uses and uses permitted by special permit

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**Table 1, Part 4  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
R3	Dwelling, multifamily (condominiums and townhouses, no apartments) Limit of 8 units per structure  Dwelling, single-family  Dwelling, two-family  Parks and outdoor public recreational facilities  Public or private schools  Religious use	Cemetery  Cultural facilities, such as libraries, museums, art galleries  Dwelling, caregiver/receiver temporary  Home occupations in single-family dwellings  Professional medical or business office  Public and government buildings  Recreation; golf course or range  Recreation; private veteran/fraternal or social club  Restaurant (without drive-through)  Veterinary services  University, college or trade	Customary residential garages, sheds, and pool houses  Greenhouses  Typical accessory buildings for permitted uses and uses permitted by special permit

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**Table 1, Part 5  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
R4	Dwelling, multifamily  Dwelling, single-family Dwelling, two-family  Parks and outdoor public recreational facilities Religious worship  Religious use	Group home  Cemetery or crematorium Cultural facilities, such as libraries, museums, art galleries  Dwelling, caregiver/receiver temporary  Home occupations in single-family dwelling Mobile home parks Professional medical or business office (ground floor) Public or private schools, university, college or trade Recreation; golf course or range Recreation; private veteran/fraternal or social club Restaurants (without drive-through) Veterinary services	Customary residential garages, sheds, and pool houses  Greenhouses Typical accessory buildings for permitted uses and uses permitted by special permit

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**Table 1, Part 6  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
BN	Apartments (not on ground floor)  Professional office, retail (ground floor) examples; doctors, dentists, architects, engineers, lawyers, accountants, florists, hair or nail salon, barber, tailoring, grocery, etc.  Religious use  Restaurant (ground floor - without drive-through)	Cultural facilities, such as libraries, museums, art galleries  Laundries, dry cleaning  Parking lots  Pharmacy  Public or private schools; university, college or trade  Recreation; private veteran/fraternal or social club	Typical accessory buildings for permitted uses and uses permitted by special permit

1. A maximum square footprint of 5,000 square feet and two stories shall be permitted for all uses in the BN District. Each building shall be permitted a maximum of two non-residential uses. All non-residential buildings shall be allowed to also have apartments on the second floor.

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**Table 1, Part 7  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
H	<p>Banks, retail stores, health gyms</p> <p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, banks, trust companies, credit unions, etc.</p> <p>Personal services such as salons, hair and nail care, barber, spas</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious use</p> <p>Restaurant</p>	<p>Commercial recreational facilities</p> <p>Cultural facilities, such as libraries, museums, art galleries</p> <p>Home occupations in existing single-family homes</p> <p>New or used vehicle sales</p> <p>Parking lots</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair by special permit and accessory to vehicle sales</p>

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**Table 1, Part 8  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
PBD	<p>Banks</p> <p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, banks, trust companies, credit unions, etc. However, retail, wholesale, and warehouses shall not be permitted</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious use</p> <p>Restaurant (without drive-through)</p>	<p>Cultural facilities, such as libraries, museums, art galleries</p> <p>Daycare (child or adult)</p> <p>Parking lots</p> <p>Personal services such as salons, hair and nail care, barber, spas</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p>

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**Table 1, Part 9  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
C	<p>Commercial amusement, recreational and entertainment establishments</p> <p>Hospitals or convalescent homes</p> <p>Hotel</p> <p>Medical and dental centers</p> <p>Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, banks, trust companies, credit unions, etc.</p> <p>Personal service establishments such as salons, hair and nail care, barber, spas</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious use and places of assembly</p> <p>Restaurant (without drive-through)</p> <p>Retail shops and service establishments, banks, retail stores, hotels, health gyms,</p>	<p>Commercial recreational facilities</p> <p>Cultural facilities, such as libraries, museums, art galleries, etc.</p> <p>Education and training facilities</p> <p>New vehicle sales</p> <p>Parking lots</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p> <p>Vehicle fueling stations</p>	<p>Open storage of merchandise usually carried in stock, but not including storage in utility trailers or private commercial vehicles</p> <p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair and used car sales by special permit and accessory to new vehicle sales businesses</p>

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movie theaters		
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**Table 1, Part 10  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
BG	<p>Animal hospitals</p> <p>Banks, retail shops and service establishments, health gyms</p> <p>Commercial amusement, recreational and entertainment establishments</p> <p>Hotels, motels and tourist homes for transients</p> <p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, banks, trust companies, credit unions, etc.</p> <p>Personal services such as salons, hair and nail care, barber, spas</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious use</p> <p>Restaurant</p> <p>Wholesale establishments, provided that the floor area of such establishment does not</p>	<p>Automobile service facilities, including gasoline service stations</p> <p>Commercial recreational facilities</p> <p>Cultural facilities, such as libraries, museums, art galleries, etc.</p> <p>Home occupations in existing single-family homes</p> <p>New or used vehicle sales</p> <p>Parking lots</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair by special permit and accessory to vehicle sales</p>

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exceed 10,000 square feet		
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**Table 1, Part 11  
Schedule of Use Regulations**

<b>District</b>	<b>Permitted Uses:</b>	<b>Special Permit Uses:</b>	<b>Accessory Uses:</b>
TP	<p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, manufacturing companies, banks, trust companies, credit unions, etc.</p> <p>Public and government buildings</p> <p>Religious use</p> <p>Research and development facilities (other tech park uses)</p>	<p>Advertising signs</p> <p>Commercial recreational facilities</p> <p>Cultural facilities</p> <p>Dwelling, multifamily</p> <p>Junkyards</p> <p>New or used vehicle sales</p> <p>Parking lots</p> <p>Public transportation garages</p> <p>Recreation; private veteran/fraternal or social club</p> <p>School; university, college or trade school</p> <p>Warehouses</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair by special permit and accessory to vehicle sales</p>

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District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
IG	<p>Animal hospital</p> <p>Automobile service establishments, repair facilities</p> <p>Educational research and training facility</p> <p>Hospitals or convalescent homes</p> <p>Light assembly and fabrication</p> <p>Manufacturing, warehousing, storage facilities</p> <p>Medical and dental centers</p> <p>Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, manufacturing companies, banks, trust companies, credit unions, etc.</p> <p>Personal services such as salons, hair and nail care, barber, spas</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Public transportation garages</p> <p>Religious use</p>	<p>Adult use</p> <p>Commercial recreational facilities</p> <p>Cultural facilities</p> <p>Dwelling, multifamily</p> <p>New or used vehicle sales</p> <p>Parking lots</p> <p>Recreation; private veteran/fraternal or social club</p> <p>Restaurants, banks, retail stores, health gyms</p> <p>School; university, college or trade school</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair by special permit and accessory to vehicle sales</p>

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	Restaurant (without drive-through)		
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