

ZONING

21A Attachment 1

Borough of Bogota

Schedule 2-1

Schedule of District Use Regulations

[Amended 6-24-2021 by Ord. No. 1563; 8-17-2023 by Ord. No. 1601]

Zone	Permitted Principal Use	Permitted Accessory Uses ¹	Permitted Conditional Uses ²
R-1	<ol style="list-style-type: none"> 1. One-family dwellings 2. Municipal buildings and facilities 	<ol style="list-style-type: none"> 1. Private garages limited to the storage of not more than three (3) vehicles, of which only one (1) may be a truck, van or recreational vehicle and none of which may exceed six thousand five hundred (6,500) pounds gross vehicle weight. 2. Greenhouses, provided use in non-commercial and heating equipment does not require stacks or chimneys. 3. Signs. 4. Fences. 5. Swimming pools. 6. Professional occupations. 	<ol style="list-style-type: none"> 1. Public utilities. 2. Community residences and shelters.
R-1A	<ol style="list-style-type: none"> 1. One-family dwellings 2. Two-family dwellings 	<ol style="list-style-type: none"> 1. Any R-1 zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any R-1 zone conditional use under the same conditions as prescribed therein. 2. Multi-family, garden apartments and townhouses, subject to subsection 21A-12.4. 3. Senior citizen residential development, subject to subsection 21A-12.5

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R-2	<ol style="list-style-type: none"> 1. One-family dwellings 2. Two-family dwellings 	<ol style="list-style-type: none"> 1. Any R-1 zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Public utilities. 2. Home occupation.
R-3	<ol style="list-style-type: none"> 1. Any R-2 zone permitted principal use under the same conditions as prescribed therein. 2. Multifamily, garden apartments and townhouses, subject to subsection 21A-10.3 	<ol style="list-style-type: none"> 1. Any R-1 zone permitted accessory use under the same conditions as prescribed therein. 2. Swimming pools and off-street parking accessory to multifamily, garden apartments, and townhouses, subject to section 21A-10.4 and Schedule A, respectively. 	<ol style="list-style-type: none"> 1. Any R-1 and R-2 zone conditional use under the same conditions as prescribed therein.
R-4	<ol style="list-style-type: none"> 1. Multifamily attached residential dwelling units including senior citizen housing. 	<ol style="list-style-type: none"> 1. Off-street parking, recreation facilities, fences and walls, signs, and other customary accessory uses which are clearly incidental to the principal use and building. 	
PD	<ol style="list-style-type: none"> 1. Research laboratories. 2. Light manufacturing and assembly. 3. Reserved. 4. Business, executive, and administrative offices. 5. Indoor and outdoor commercial recreation facilities. 6. Municipal buildings and facilities. 7. Child-care centers. 	<ol style="list-style-type: none"> 1. Any B-1 zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any B-1 zone permitted conditional use under the same conditions as prescribed therein.

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B-1	<ol style="list-style-type: none"> 1. Only the following retail, trade, and service uses: Antique shops; bakeries; barber shops; beauty salons; book and stationery stores; bicycle shops; butcher shops; candy stores; copy stores; computer, telephone and cellular telephone stores; delis; drugstores; dry-cleaning establishments; florists; food and grocery stores; gift, card, and novelty stores; health club and fitness centers; nursery school and day-care centers; hardware stores; home brewery supply stores; jewelry stores; package liquor stores; musical instrument and musical supply shops; painting and wallpaper stores; photographic equipment and supply stores; radio and television sales and repair stores; real estate and insurance offices; record and compact disk stores; restaurants and other businesses selling prepared food; shoe repair shops; taxi stands; thrift shops; travel agencies; videotape equipment, rental, and repair stores. 2. Business and professional offices. 3. Banks and financial institutions. 4. Municipal buildings and facilities. 5. Places of worship, subject to subsection 21A-10.1. 6. Schools, public or parochial. 	<ol style="list-style-type: none"> 1. Parking lots. 2. Garages to house commercial vehicles associated with permitted commercial uses. 3. Signs. 4. Fences. 	<ol style="list-style-type: none"> 1. Public utilities. 2. Automobile service station.

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B-2	<ol style="list-style-type: none"> 1. Any B-1 zone permitted principal use under the same conditions as prescribed therein. 2. Assembly operations and light manufacturing of finished material, subject to subsection 21A-10.7. 	<ol style="list-style-type: none"> 1. Any B-1 zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any B-1 zone conditional use under the same conditions as prescribed therein.
B-3	<ol style="list-style-type: none"> 1. Business and professional offices. 2. Health clubs, indoor recreation. 3. Places of worship. 4. Municipal building and uses. 	<ol style="list-style-type: none"> 1. Any B-1 zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any B-1 zone conditional use under the same conditions as prescribed therein.
I	<ol style="list-style-type: none"> 1. Reserved. 2. Business and professional offices. 3. Light manufacturing and assembly operations. 4. Municipal buildings and uses. 5. Sexually oriented businesses, as a conditional use, subject to section 21A-12.7. 6. Parking and storage of new cars on lots of 2 acres or more (Ord. #1385) 	<ol style="list-style-type: none"> 1. Any B-1 permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any B-1 zone conditional use under the same conditions as prescribed therein.
P	<ol style="list-style-type: none"> 1. Parks, playgrounds and recreation uses. 	<ol style="list-style-type: none"> 1. Storage buildings serving recreation uses. 2. Restroom facilities. 3. Offices serving recreation personnel. 	

NOTES:

¹ See section 21A-11.

² See section 21A-12.