

ZONING

§ 190-69

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TOWN OF ULSTER, NEW YORK												
TABLE OF USE REGULATIONS												
KEY	R- Use permitted by right (site plan approval required) R- Recommended additions to comply with the language and intent of Section 190-12-2 S- Use requiring a special use permit and site plan approval S- Recommended additions subject to Special Permit Approval by Town Board R(E) - Use permitted by right, exempt from Site Plan Approval S- Recommended additions subject to Special Permit Approval by Town Board											
	R-60	R-30	R-10	LC	HC	RC	OM	I	Overlay Districts			Notes
								TND	ROD	ROD 2/15/2012		
A. Agricultural uses												
Agricultural operations	R	R	R	R	R	R	R	R	§190-12.1	§190-12.2		
Farming operations	R	R		R	R	R	R	R				
Forestry operations	S				S	S	S	S				See §190-25 E
Horse stables	S					S	S					
Livestock keeping (commercial)	R						R					
Riding academies	S					S	S					
Vineyard	S					S	S	S				
B. Residential uses												
Assisted living facility	S			S	S	S	S					
Bed & breakfast establishment	S	S	S	S	S				R			See §190-25 J
Dwelling, 1-family (detached)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)		R			
Dwelling, 2-family (duplex)	R(E)	R(E)	R(E)	S	S	S	S		R			
Dwelling, 3 family (triplex)	R	R	R									
Dwelling, live-work facility									R			
Dwelling, multi-family (4 or more units)	S					S	S		R	R		See §190-25F&12.2C9
Dwelling, residence above non-residential				S	S	S	S		R	R	R	See §190-12.1 & 12.2
Dwelling, townhouse (1-family attached)	S	S	S						R			
Group Home	S	S	S									
Manufactured homes (single-family)	S						S					See §190-25 A
Manufactured home parks	S	S	S				S					See §190-25 H
Nursing homes				S	S	S	S					
Senior citizen housing	S	S	S									See §190-25 I
C. General Community Facilities												
Cemeteries	S	S	S				S	S				
College or university	S	S	S	S	S	S	S		R	R	R	
Conservation preserves	R	R	R	R	R	R	R					
Country clubs	R	R	R	R	R	R	R					
Cultural institution									R			
Eleemosynary	R	R	R	R	R	R	R					
Flooding and protective structures									S			
Golf course and clubs	R	R	R	R	R	R	R					
Government buildings	S	S	S	S	R	R	R				R	
Home occupation	R(E)	R(E)	R(E)						S			See §190-14A & 25.1
Hospitals				R	R	R	R				S	
House of worship	S	S	S	R	R	R	R		R			
Library	S	S	R	R	R	R	R					
Mass transit									S			See §190-12.1 E
Membership clubs, private not-for-profit									S			See §190-12.1
Museums and galleries					R	R	R		R		R	
Parking facilities and structures											R	See §190-12.2
Places of assembly				S	S	S	S					
Recreation facility	S	S	S	S	S	S	S		R	R	R	
School of learning	S	S	S	S	S	S	S			R	R	
D. Business Uses												
Adult Business							S					See §190-16.1
Art galleries and workshops					R	R	R		R		R	
Automotive garage and service center				S	R	R	R	R				
Automotive gasoline sales/convenience store				S	R	R	R					
Automotive sales and service				S	R	R	S					
Banks and lending institutions				R	R	R	R		R		R	
Bowling alleys					R	R	R				R	
Cafeterias & catering facilities				R	R	R	R				R	Accessory to ROD
Campground	S				S	S	S					
Carwash					R	R	R					
Conference centers and banquet facilities									R		R	

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								TND	ROD	ROD	
								2/15/2012			
								§190-12.1	§190-12.2		
D. Business Uses											
Concert hall								R			
Convenience store				R	R	R					
Day care, adult					R	R	R				R
Day care, center for children	R	R	R	R	R	R	R				R
Farmers market				R	R	R					
Funeral homes	S			S	R	R	R				
Health club				R	R	R	R	R	R	R	R
Hotels & motels					S	S	S		R	R	R
Kenel	S			S	S	R	R				S
Laboratories				R	R	R	R	R			R
Nursery, retail				R	R	R	R	R			
Nursery schools	S	S	S	S	S	S	S				R
Nursery, wholesale	R			R	R	R	R	R			
Office complex				S	R	R	R				R
Office, medical or dentist				R	R	R	R		R		R
Office, professional				R	R	R	R		R	R	R
Pet boarding facilities				R	R	R	R				S
Pet grooming facilities				R	R	R	R				R
Restaurant and eating & drinking establishments				R	R	R	R		R	R	R
Restaurant within office complex						R	R				R
Retail business				R	R	R	R		R	R	R
Service business				R	R	R	R		R	R	R
Shopping centers					R	R	R				
Sound Stage					R	R	S				
Theaters (indoor)				S	R	R			R		
Theaters (indoor with complex)						R	R				
Veterinarian clinics	S			R	R	R	R	R			S
E. Industrial Uses											
Airports and air facilities							S				
Contractors storage yard					S	S	S	R			
Excavation and processing, commercial							S	S			
Industry, light				S	S	R	R	R			R
Industry, heavy								R			R
Industrial park							R	R			R
Junkyards							S	S			
Manufacture, small (1-9 employees)				S	S	R	R	R		R	R
Manufacture, medium (10-40 employees)					S	S	R	R		R	R
Manufacture, large (41 employees and up)						S	R	R		R	R
Marinas, boat launch and boat repair	S	S	S	R			R		S		
Mining					S	S	S	S			
Recycling yards							S	S			
Research office complex (w/limited manufacturing)					R	R	R	R		R	R
Self-storage facility					R	R	R	R			R
Temporary use subject to Town Board Approval											R
Trucking companies					S	S	S	S			S
Utility company structure	S	S	S	S	S	S	R/S*	R/S*		R	R
Warehouses					R	R	R	R		R	R
Wholesale business				R	R	R	R	R			R
F. Customary Accessory Uses											
In residential zoning districts											
In non-residential zoning districts											
Swimming pools											
In the event there is a conflict between the permitted or special permit uses listed in the Table of Permitted Uses and the permitted uses described in §190-12.1 §190-12.2, the text in the sections shall prevail.											
Prepared by Shuster/Plant 2/15/2012, Updated by TOU 9/19/2019											