

# ZONING

## 360 Attachment 1

### City of Plattsburgh

#### Schedule I

#### Schedule of Permitted Uses – Part A

[Amended 5-25-2006 by L.L. No. 3-2006; 4-30-2009 by L.L. No. 3-2009]

| Zoning District             | Permitted Principal Uses   | Accessory Uses  | Uses Requiring Special Permit   |
|-----------------------------|--|---|---|
| R-1 Low-Density Residential | Single-family residences<br>Churches or other houses of worship<br>Elementary and high schools<br>Public parks and recreation facilities   | Home occupations as permitted according to this chapter<br>Other uses customarily accessory to permitted principal uses as defined in this chapter                      | Cemeteries<br>Essential public utility facilities<br>Private clubs<br>Nursing and rest homes<br>Community garden  |
| RH                          | Single-family residence<br>Home occupation   | Public park or recreation facility<br>Other uses customarily accessory to permit principal uses   | Nursing or rest home<br>Conversion of an existing structure creating one accessory apartment <sup>1</sup><br>Professional office<br>Photographic studio or art gallery<br>Bed-and-breakfast establishment<br>Medical or dental clinic<br>Church or other house of worship<br>Elementary or high school.<br>College or university<br>Fire station<br>Child day-care facility |
| R-2 General Residential     | Single-family residences<br>Two-family residences<br>Three-family residence<br>Multifamily residences<br>Townhouse residences<br>Churches or other houses of worship<br>Hospitals and medical and dental clinics<br>Elementary and high schools<br>Essential public utility facilities<br>Public parks and recreation facilities | Home occupations as permitted according to this chapter<br>Other uses customarily accessory to permitted principal uses as defined in this chapter<br>Agricultural uses | Universities or colleges<br>Neighborhood and convenience-type commercial facilities<br>Cemeteries<br>Hospitals and medical and dental clinics<br>Essential public utility facilities<br>Private clubs<br>Nursing and rest homes<br>Funeral homes<br>Planned unit developments<br>Nursery schools and day-care facilities<br>Professional offices<br>Community garden        |

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| Zoning District                               | Permitted Principal Uses  | Accessory Uses   | Uses Requiring Special Permit   |
|---|---|--|---|
| B-1 General Business and B-2 Highway Business | <p>Retail businesses and commercial uses commonly associated with neighborhood, such as:</p> <ul style="list-style-type: none"> <li>Grocery stores, food specialty shops and supermarkets</li> <li>Drug stores</li> <li>Hardware stores</li> <li>Apparel stores</li> <li>General department stores</li> <li>Appliance, home decorating and furniture stores</li> <li>Book and stationery stores</li> <li>Photographic studios and art galleries</li> <li>Other similar uses</li> </ul> <p>Personal and business service establishments, such as:</p> <ul style="list-style-type: none"> <li>Banks</li> <li>Professional and administrative offices</li> <li>Medical and dental clinics</li> <li>Barber and beauty shops</li> <li>Laundry establishments</li> <li>Repair shops for shoes, watches, clocks, appliances, and similar uses</li> </ul> <p>Eating and drinking establishments</p> <p>Hotels and motels</p> <p>Churches and other houses of worship</p> <p>Schools, excluding day-care and nursery facilities</p> <p>Public parks and recreational facilities</p> <p>Governmental, semipublic and or public institutions</p> <p>Private clubs</p> <p>Funeral homes</p> <p>Nurseries and supplies of flowers and/or plants</p> <p>Newspaper publishing facilities</p> | <p>Parking and loading areas</p> <p>Other uses customarily accessory to the permitted principal uses defined in this chapter</p> | <p>Automobile service and repair shops</p> <p>Liquor stores</p> <p>Essential public utility facilities</p> <p>Automobile agencies</p> <p>Tractor, trailer, and boat sales establishments</p> <p>Building supply stores</p> <p>Television and radio broadcast facilities</p> <p>Hospitals</p> <p>Shopping centers</p> <p>Warehouses and storage facilities</p> <p>Drive-in businesses</p> <p>Dry-cleaning business</p> <p>Amusements and recreation areas</p> <p>Residential uses in B-1 Districts only</p> <p>Light industrial use<sup>2</sup></p> <p>Adult use or entertainment establishments<sup>3</sup></p> <p>Planned unit developments</p> <p>Child day-care facility</p> <p>Community garden</p> |

## NOTES:

<sup>1</sup> Three-year renewable special permit required.

<sup>2</sup> Where a light industrial use is proposed to be established on a lot that abuts or adjoins an R-1 Zone, such special use permit may be granted only on the condition that all structures and paving shall be set back 100 feet from the boundary line of the R-1 Zoning District and said 100-foot area shall be maintained in a natural state and may be required to be planted with trees or other vegetation to screen the light industrial use from adjoining R-1 lots.

<sup>3</sup> This use is subject to other location requirements and is not permitted throughout the zone.

## ZONING

### Schedule I

#### Schedule of Permitted Uses – Part B

**[Amended 3-6-2003 by L.L. No. 6-2003; 4-22-2004 by L.L. No. 6-2004; 5-20-2004 by L.L. No. 7-2004; 4-30-2009 by L.L. No. 3-2009; 3-13-2014 by L.L. No. 1-2014; 10-25-2018 by L.L. No. 5-2018; 10-25-2018 by L.L. No. 6-2018]**

| Zoning District    | Permitted Principal Uses  | Accessory Uses  | Uses Requiring Special Permit  |
|--------------------|---|---|--|
| C Central Business | <p>Retail businesses and commercial uses commonly associated with neighborhood and community shopping areas, such as:</p> <ul style="list-style-type: none"> <li>Grocery stores, food specialty shops and supermarkets</li> <li>Drug stores</li> <li>Hardware stores</li> <li>Apparel stores</li> <li>General department stores</li> <li>Appliance, home decorating and furniture stores</li> <li>Book and stationary stores</li> <li>Photographic studios and art galleries</li> <li>Other similar uses</li> </ul> <p>Personal and business service establishments, such as:</p> <ul style="list-style-type: none"> <li>Banks</li> <li>Professional and administrative offices</li> <li>Medical and dental clinics</li> <li>Barber and beauty shops</li> <li>Laundry establishments</li> <li>Repair shops for shoes, watches; clocks, appliances, and similar uses</li> </ul> <p>Eating and drinking establishments</p> <p>Hotels and motels</p> <p>Churches and other houses of worship</p> <p>Schools, excluding nursery schools and day-care facilities</p> <p>Public parks and recreational facilities</p> <p>Government, semipublic, and/or public institutional uses</p> <p>Private clubs</p> <p>Funeral homes</p> <p>Apartments above the first floor</p> | <p>Parking and loading areas</p> <p>Other uses customarily accessory to the permitted principal uses as defined in this chapter</p> | <p>Automobile service stations, repair shops and agencies</p> <p>Liquor stores</p> <p>Essential public utility facilities</p> <p>Automobile agencies</p> <p>Boat sales establishments</p> <p>Building supply stores</p> <p>Television and radio broadcast facilities</p> <p>Hospitals</p> <p>Dry-cleaning business</p> <p>Amusement and recreation facilities</p> <p>Planned unit developments</p> <p>Community garden</p> <p>Apartments on the first floor of a multistory building within a Planned Unit Development</p> |

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| Zoning District | Permitted Principal Uses   | Accessory Uses  | Uses Requiring Special Permit   |
|-----------------|--|---|---|
| I Industrial    | <p>Manufacturing, assemblage, processing and storage operations that are not offensive by reason of the emission of odor, fumes, dust, smoke, noise and/or vibration or that would have a negative impact on the environment or living conditions within the city</p> <p>Research laboratories</p> <p>Warehouses and wholesale and retail distribution centers, including offices and showrooms</p> <p>Trucking terminals</p> <p>Food processing, packing and storage operations</p> <p>Bottling plants</p> <p>Public facilities</p> <p>Airports, including all support facilities such as landing fields, control towers, hangars, administrative buildings, and navigation equipment</p> <p>Airport allied uses, including aircraft and aircraft parts manufacture, air freight terminals, trucking terminals, aviation schools, aircraft repair shops, aviation research and testing laboratories, aircraft sales, equipment and parts storage</p> <p>Nurseries, greenhouses</p> <p>Parks and playgrounds</p> <p>Public utility facilities</p> <p>Storage uses, including warehousing, building materials, storage yard or plant, sales of construction equipment, lumberyard, stone monument works, wholesale business, storage buildings, and warehouses, distribution plants, parcel delivery, ice and cold storage</p> <p>Spectator events, to include air shows, balloon shows, and vehicle racing</p> <p>Offices</p> <p>Museums, libraries</p> <p>Private clubs</p> | <p>Parking and loading areas</p> <p>Sale and service of products manufactured or assembled as principal use</p> <p>Other uses customarily accessory to the permitted principal use as defined in this chapter</p> <p>Administrative offices and office buildings</p> <p>Outdoor storage areas</p> | <p>Other industrial uses but not including:</p> <p>Junkyards and automobile salvage yards</p> <p>Cement manufacturing operations</p> <p>Petroleum storage facilities</p> <p>Eating establishments serving the area and not serving alcoholic beverages</p> <p>Energy production, solid waste and resource recovery facilities</p> <p>Adult use or entertainment establishments</p> <p>Concert events</p> <p>Planned unit developments</p> <p>Hotels</p> <p>Eating and drinking establishments</p> <p>Community garden</p> <p>Commercial cryptocurrency mining</p> |

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| <b>Zoning District</b>           | <b>Permitted Principal Uses</b>   | <b>Accessory Uses</b>   | <b>Uses Requiring Special Permit</b>  |
|----------------------------------|---|---|---|
| RC-1 Recreation and related uses | <p>Multifamily residences</p> <p>Townhouse residences</p> <p>Hotels and motels</p> <p>Eating and/or drinking establishments not serving alcoholic beverages</p> <p>Indoor and outdoor commercial recreation such as:</p> <ul style="list-style-type: none"> <li>Bowling</li> <li>Tennis</li> <li>Paddleball</li> <li>Gymnasiums</li> <li>Skating</li> <li>Assembly facilities</li> <li>Marinas and boat rides</li> <li>Other similar uses</li> </ul> <p>Public recreation and related facilities</p> <p>Retail businesses and commercial uses commonly associated with recreation-related and tourist areas, such as:</p> <ul style="list-style-type: none"> <li>Convenience-type grocery stores and food specialty shops</li> <li>Drug stores</li> <li>Apparel stores</li> <li>Book and stationary stores</li> <li>Gift and craft shops</li> <li>Sporting goods and camping supply stores</li> <li>Other similar uses</li> </ul> <p>Personal and business service establishments such as:</p> <ul style="list-style-type: none"> <li>Banks</li> <li>Professional offices</li> <li>Medical and dental clinics</li> <li>Barber and beauty shops</li> <li>Laundry establishments</li> <li>Other similar uses</li> <li>Day-care centers</li> </ul> | <p>Parking and loading areas</p> <p>Pedestrian walkways, beach and related facilities</p> <p>Retail sales and services incidental to a permitted use</p> <p>Other uses customarily accessory to permitted principal uses as defined in this chapter</p> | <p>Amusement parks, facilities and concessions</p> <p>Essential public utilities</p> <p>Eating and drinking establishments serving alcoholic beverages</p> <p>Drive-in businesses</p> <p>Recreation vehicle campgrounds</p> <p>Planned unit developments</p> <p>Museum</p> <p>Gallery</p> <p>Performing arts center</p> <p>Community garden</p> |

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| Zoning District | Permitted Principal Uses  | Accessory Uses  | Uses Requiring Special Permit   |
|-----------------|---|---|---|
| RC-2            | Single-family residences<br>Two-family residences<br>Three-family residences<br>Multifamily residences<br>Townhouse residences<br>Churches or other houses of worship<br>Elementary and high schools<br>Public parks and recreation facilities<br>Professional offices, medical and dental clinics<br>Hotels and motels | Home occupations as permitted according to this chapter<br>Other uses customarily accessory to permitted principal uses as defined in this chapter<br>Agricultural uses | Universities or colleges<br>Neighborhood and convenience-type commercial facilities<br>Cemeteries<br>Essential public utility facilities<br>Private clubs<br>Nursing and rest homes<br>Funeral homes<br>Nursery schools and day-care facilities<br>Eating and/or drinking establishments<br>Conference centers<br>Planned unit developments<br>Community garden |
| RC-3            | Churches and other houses of worship<br>Elementary and high schools<br>Public parks and recreation facilities<br>Gymnasium  |   | Universities and colleges<br>Cemeteries<br>Essential public utility facilities<br>Private commercial recreation facilities (e.g., marinas)<br>Planned unit developments<br>Community garden   |