

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																				
										Overlay Districts			Notes							
										TND	ROD	ROD								
										§190-12.1	2/15/2012 §190-12.2									
A. Agricultural uses																				
Agricultural operations										R	R	R	R	R	R	R	R			
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	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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	R-60	R-30	R-10	LC	HC	RC	OM	I	Overlay Districts			Notes
								TND	ROD	ROD	2/15/2012	
								§190-12.1	§190-12.2			
D. Business Uses												
Concert hall												
Convenience store												
Day care, adult												
Day care, center for children												
Farmers market												
Funeral homes												
Health club												
Hotels & motels												
Kennel												
Laboratories												
Nursery, retail												
Nursery schools												
Nursery, wholesale												
Office complex												
Office, medical or dentist												
Office, professional												
Pet boarding facilities												
Pet grooming facilities												
Restaurant and eating & drinking establishments												
Restaurant within office complex												
Retail business												
Service business												
Shopping centers												
Sound Stage												
Theaters (indoor)												
Theaters (indoor with complex)												
Veterinarian clinics												
E. Industrial Uses												
Airports and air facilities												
Contractors storage yard												
Excavation and processing, commercial												
Industry, light												
Industry, heavy												
Industrial park												
Junkyards												
Manufacture, small (1-9 employees)												
Manufacture, medium (10-40 employees)												
Manufacture, large (41 employees and up)												
Marinas, boat launch and boat repair												
Mining												
Recycling yards												
Research office complex (w/limited manufacturing)												
Self-storage facility												
Temporary use subject to Town Board Approval												
Trucking companies												
Utility company structure												
Warehouses												
Wholesale business												
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/Planit 2/15/2012 , Updated by TOU 9/19/2019												