

ZONING

205 Attachment 2

Town of New Lebanon

Zoning Law Use Table

KEY:

SP = Special use permit (may be subject to Site Plan Review pursuant to § 205-14)

P = Permitted use (requires zoning permit; may be subject to Site Plan Review pursuant to § 205-14)

TSP = Town Board Special Permit (pursuant to Chapter 189, Telecommunications Facilities)

See § 205-14 for applicability of Site Plan Review by the Planning Board.

Any use not listed shall be prohibited.

| | Residential-Agricultural/Conservation | Residential-Agricultural | Residential-Agricultural | General Commercial | Central Commercial | Commercial-Recreational | Commercial - Industrial | Commercial-Residential |
|-----------------------------|--|---------------------------------|---------------------------------|---------------------------|---------------------------|--------------------------------|--------------------------------|-------------------------------|
| | RA-5 | RA-2 | RA-1 | C | CC | C-Rec | C-I | C-R |
| Residential Uses | | | | | | | | |
| Accessory dwelling unit | P | P | P | SP | SP | | | P |
| Boardinghouse or group home | SP | SP | SP | SP | SP | | | SP |
| Compact home | P | P | P | SP | SP | | | P |
| Customary | P | P | P | P | P | P | | P |
| Manufactured home | P | P | P | SP | SP | | | SP |
| Mobile home park | | | SP | | | | | SP |
| Multifamily dwelling | SP | SP | SP | SP | SP | | | SP |
| One-/two-family dwelling | P | P | P | SP | SP | | | P |
| Temporary housing | SP | SP | SP | | | | | SP |

ZONING

| | Residential-Agricultural/Conservation | Residential-Agricultural 2 | Residential-Agricultural 1 | General Commercial | Central Commercial | Commercial-Recreational | Commercial-Industrial | Commercial-Residential |
|--|--|-----------------------------------|-----------------------------------|---------------------------|---------------------------|--------------------------------|------------------------------|-------------------------------|
| | RA-5 | RA-2 | RA-1 | C | CC | C-Rec | C-I | C-R |
| Nursing home | | SP | SP | SP | SP | | | SP |
| Place of worship | P | SP | SP | SP | SP | | | SP |
| Private school | | SP | SP | | | | | SP |
| Professional office | | SP | SP | P | P | P | P | SP |
| Public park, forest or recreational area | P | P | P | P | P | P | | SP |
| Retirement home | SP | SP | SP | SP | SP | | SP | |
| Short-term rental | SP | SP | SP | P | P | | | SP |
| Small business operation (SBO) | | | | SP | SP | SP | SP | SP |
| Social, recreational or fraternal club | | | | P | P | P | | |
| Roof-mounted solar energy systems for on-site consumption | P | P | P | P | P | P | P | P |
| Ground-mounted solar energy systems for on-site consumption, under 1,000 square feet | P | P | P | P | P | P | P | P |
| Ground-mounted solar energy systems for on-site consumption, over 1,000 square feet | SP | SP | SP | SP | SP | SP | SP | SP |
| Large-scale solar energy systems and community solar energy systems | See § 205-18 (D) (1) (a) | | | | | | | |
| Stable, commercial | SP | SP | SP | SP | SP | SP | | |
| Stable, private | P | P | P | | | | | |

NEW LEBANON CODE

| | Residential-Agricultural/Conservation | Residential-Agricultural 2 | Residential-Agricultural 1 | General Commercial | Central Commercial | Commercial-Recreational | Commercial-Industrial | Commercial-Residential |
|---|--|-----------------------------------|-----------------------------------|---------------------------|---------------------------|--------------------------------|------------------------------|-------------------------------|
| | RA-5 | RA-2 | RA-1 | C | CC | C-Rec | C-I | C-R |
| Telecommunications facility | TSP | TSP | TSP | TSP | TSP | TSP | TSP | TSP |
| Temporary-business trailer | | | | SP | SP | SP | SP | SP |
| Veterinary hospital | SP | SP | SP | SP | SP | | | |
| Business Uses | | | | | | | | |
| Adult use | | | | | | | SP | |
| Auction sale, excluding livestock auction | | | | SP | SP | | | |
| Automobile racing facility | | | | | | SP | | |
| Bank | | | | P | P | P | SP | P |
| Bar | | | | SP | SP | SP | | SP |
| Bowling alley | | | | P | P | P | | P |
| Cannabis Consumption Facility | | | | SP | SP | SP | | SP |
| Cannabis Retail Dispensary | | | | SP | SP | SP | SP | SP |
| Car wash | | | | SP | SP | SP | | SP |
| Commercial Event Venue | | | | SP | SP | SP | SP | SP |
| Commercial excavation | SP | | | | | | | |
| Commercial trades operation | | | | SP | SP | | SP | SP |
| Convenience store | | | | P | P | SP | | P |
| Dance hall | | | | P | P | P | | |
| Farm market | | SP | SP | P | P | P | | P |
| Farm stand | P | P | P | P | P | P | | P |
| Flea market or Farmers' market | | | | SP | SP | SP | | |
| Food Truck | | | | P | P | P | P | P |
| Greenhouse | P | P | P | P | P | | P | P |
| Hotel | | | | SP | SP | SP | | SP |
| Laundromat | | | | SP | SP | | | SP |

