

ZONING DISTRICTS and their Uses

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- 2 - Right click
- 3 - Choose 'Open Hyperlink'



RURAL RESIDENTIAL/AGRICULTURAL



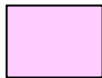
SUBURBAN RESIDENTIAL



MULTI-FAMILY RESIDENTIAL



RESIDENTIAL PLANNED DEVELOPMENT



PROFESSIONAL/RESIDENTIAL



COMMUNITY BUSINESS



GENERAL BUSINESS



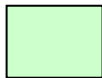
RIVERFRONT RECREATION/COMMERCIAL



RESEARCH/DEVELOPMENT/TECHNOLOGY



PUBLIC PARK LANDS



LAND CONSERVATION



AIRPORT



TOWN CENTER OVERLAY DISTRICT



HIGHWAY COMMERCIAL

Article V. Uses Permitted and Dimensional Regulations by District

§ 270-14. RA Rural Residential and Agricultural District.

The following apply to the RA Rural Residential and Agricultural District:

A. Purpose: to maintain low-density residential and agricultural development in areas that are considered rural, and to accommodate outdoor recreation facilities and other land uses which are dependent on a rural setting.

B. Uses permitted by right:

- (1) Single-family dwellings.
- (2) Home occupations.
- (3) Agricultural activities/farms.
- (4) Roadside produce stands (not exceeding a building footprint of 600 square feet).
- (5) Cemeteries.
- (6) Commercial logging.

C. Uses permitted by site plan review:

[Amended 4-5-2006 by L.L. No. 3-2006]

- (1) Churches, synagogues, rectories, and other religious uses and institutions.
- (2) Personal wireless service facilities.
- (3) Microbreweries and microwineries.

[Added 7-18-2012 by L.L. No. 3-2012]

D. Uses permitted by conditional use permit:

[Amended 4-5-2006 by L.L. No. 3-2006]

- (1) Two-family dwellings.
- (2) Bed-and-breakfast establishments.

- (3) Veterinary clinics, animal hospitals and kennels, and animal training facilities.
- (4) Boarding stables and riding academies.
- (5) Accessory apartments.

E. Uses permitted by conditional use permit which also require site plan review:

[Added 4-5-2006 by L.L. No. 3-2006]

- (1) Recreation facilities, including swim clubs, golf courses and driving ranges, Nordic and alpine ski areas, and hunting/fishing/game clubs.

F. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-15. SR Suburban Residential District.

The following apply to the SR Suburban Residential District:

A. Purpose: to accommodate relatively dense single-family development, and related uses, in those areas of Glenville where public water is available, where soil conditions are generally favorable for the siting of a septic system and where adequate roads, drainage systems and related infrastructure are already in place.

B. Uses permitted by right:

- (1) Single-family dwellings.
- (2) Home occupations.
- (3) Cemeteries.

C. Uses permitted by site plan review:

- (1) Day-care centers.
- (2) Churches, synagogues, rectories and other religious uses and institutions.
- (3) Personal wireless service facilities.
- (4) Not-for-profit recreation facility.

[Added 2-21-2007 by L.L. No. 1-2007]

D. Uses permitted by conditional use permit:

- (1) Two-family dwellings.
- (2) Bed-and-breakfast establishments.
- (3) Roadside produce stands (not exceeding a building footprint of 600 square feet).
- (4) Accessory apartments.

E. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-16. RM Multi-Family Residential District.

The following apply to the RM Multi-Family Residential District:

A. Purpose: to provide for a form of housing, other than conventional single-family housing, in those areas where multifamily development already exists, or in areas where infrastructure and services are readily available and can accommodate dense residential growth.

B. Uses permitted by right:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Home occupations.

C. Uses permitted by site plan review:

- (1) Multifamily dwellings.
- (2) Townhouses.
- (3) Assisted-living facilities.
- (4) Bed-and-breakfast establishments.
- (5) Day-care centers.
- (6) Personal wireless service facilities.

D. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-17. PR Professional Residential District.

The following apply to the PR Professional Residential District:

A. Purpose: to provide for a compatible mixture of private residences and professional offices in areas currently in transition from residential to commercial, and in areas, particularly along busy roads, where new single-family home development is unlikely to occur. It is further intended that the scale and layout of both new development and converted structures in this district do not significantly increase traffic volumes, nor introduce traffic conflicts via an increase in the number of driveways.

B. Uses permitted by right:

- (1) Single-family dwellings
- (2) Two-family dwellings.
- (3) Home occupations.
- (4) Cemeteries.

C. Uses permitted by site plan review:

- (1) Medical offices (i.e., doctors, dentists, chiropractors, psychiatrists, etc.).
- (2) Law offices.
- (3) Engineering offices.
- (4) Architect/Landscape architect offices.
- (5) Accountant/Financial planning offices.
- (6) Real estate offices.
- (7) Insurance/Brokerage offices.
- (8) Instructional services.
- (9) Computer consultants.
- (10) Churches, synagogues, rectories and other religious uses and institutions.
- (11) Day-care centers.
- (12) Museums.

- (13) Libraries.
- (14) Accessory apartments.
- (15) Bed-and-breakfast establishments.
- (16) Personal wireless service facilities.

D. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-18. CB Community Business District.

The following apply to the CB Community Business District:

- A. Purpose: to provide for the basic community services, employment, convenience shopping and recreation for persons residing in nearby residential areas and the local community. It is further intended to provide additional housing opportunities within mixed-use buildings.
- B. Uses permitted by site plan review: *Editor's Note: Amended at time of adoption of Code (see Ch. [1](#), General Provisions, Art. I).*
 - (1) Retail businesses, not to exceed 20,000 square feet of gross floor area.
 - (2) Banks, professional, medical, governmental and general offices not to exceed 20,000 square feet of gross floor area.
 - (3) Personal services.

[Amended 1-20-2010 by L.L. No. 1-2010]
 - (4) Public and private clubs, fraternities and lodges.
 - (5) Day-care centers.
 - (6) Residential dwelling units within the same building as any other use permitted within this district, provided the residence(s) is (are) not located on the ground floor.
 - (7) Bed-and-breakfast establishments.
 - (8) Nurseries, garden shops and florists.
 - (9) Museums.

(10) Libraries.

(11) Personal wireless service facilities.

(12) Microbreweries and microwineries.

[Added 7-18-2012 by L.L. No. 3-2012]

C. Uses permitted by conditional use permit which also require site plan review:

[Amended 4-5-2006 by L.L. No. 3-2006]

(1) Restaurants, cafes and other eating establishments, excluding fast-food restaurants.

(2) Commercial recreation facilities, including health, tennis, racket, swimming and similar clubs.

D. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-19. GB General Business District.

The following apply to the GB General Business District:

A. Purpose: to provide for a wide variety of commercial uses that serve both local and regional needs in those areas where easy access is available, and where residential neighborhoods will not be significantly disturbed.

B. Uses permitted by site plan review:

[Amended 4-5-2006 by L.L. No. 3-2006]

(1) Retail businesses.

(2) Offices.

(3) Personal and general services.

(4) Public and private clubs, fraternities and lodges.

(5) Multifamily dwellings.

(6) Museums.

(7) Libraries.

- (8) Day-care centers.
- (9) Shopping centers.
- (10) Indoor and outdoor recreation facilities.
- (11) Human services/social services offices.

[Added 8-18-2010 by L.L. No. 5-2010]

- (12) Hotels, motels, bed-and-breakfast establishments, tourist homes and boardinghouses.
- (13) Residential dwelling units within the same building as any other use permitted within this district, provided the residence(s) is (are) not located on the ground floor.
- (14) Personal wireless service facilities.
- (15) Commercial recreation facilities, including health, tennis, racket, swimming, and similar clubs.
- (16) Laundromats.
- (17) Microbreweries and microwineries.

[Added 7-18-2012 by L.L. No. 3-2012]

C. Uses permitted by conditional use permit:

[Amended 4-5-2006 by L.L. No. 3-2006]

- (1) Veterinary clinics, animal training facilities, kennels and animal hospitals with completely enclosed pens or kennels.

D. Uses permitted by conditional use permit which also require site plan review:

[Amended 4-5-2006 by L.L. No. 3-2006]

- (1) Restaurants, food services, taverns and nightclubs.
- (2) Automobile dealerships.
- (3) Automobile repair shops.
- (4) Gasoline service stations.

(5) Car washes.

E. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-20. RDT Research, Development, and Technology District.

The following apply to the RDT Research, Development and Technology District:

A. Purpose: to accommodate emerging technology firms, manufacturing, assembly, warehousing and similar uses in areas where industrial and warehousing uses have historically located, and where infrastructure is already in place to serve such uses. Additionally, this zoning district is designed to accommodate certain commercial uses that complement research, development, and technology-related uses.

B. Uses permitted by site plan review:

[Amended 4-5-2006 by L.L. No. 3-2006]

(1) Light assembly.

(2) Retail outlets associated with warehousing or light assembly.

(3) Offices.

(4) Enclosed warehousing and distribution facilities.

(5) Enclosed manufacturing.

(6) Vehicle and equipment rental agencies.

(7) Automobile dealerships.

(8) Automobile repair shops.

(9) Gasoline service stations.

(10) Car washes.

(11) Food and beverage processing and distribution facilities.

(12) Printing and publishing offices and shops.

(13) Indoor recreation facilities.

(14) Outdoor recreation facilities.

(15) Personal wireless service facilities.

(16) Microbreweries and microwineries.

[Added 7-18-2012 by L.L. No. 3-2012]

C. Uses permitted by conditional use permit:

[Amended 4-5-2006 by L.L. No. 3-2006]

(1) Motor vehicle sales, repair, service and fueling operations.

D. Uses permitted by conditional use permit which also require site plan review:

[Added 4-5-2006 by L.L. No. 3-2006]

(1) Research and development facilities.

(2) Chip-fab plants and research facilities.

(3) Medical research facilities and institutions.

(4) Contractor's offices, shops and yards.

(5) Heavy machinery and transportation equipment sales, repair or storage.

(6) Freight/trucking terminals.

(7) Adult uses.

E. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-21. LC Land Conservation District.

The following apply to the LC Land Conservation District:

A. Purpose: to minimize the construction and placement of buildings and structures in areas that are sensitive to development due to the presence of regulated wetlands, flood-prone areas, steep slopes, etc.

B. Uses permitted by right:

(1) Public and private parks, preserves and open spaces.

(2) Bird sanctuaries and wildlife refuges.

- (3) Bike and pedestrian trails.
 - (4) Interactive structures associated with the above uses.
 - (5) Agricultural activities. (Permitted activities are restricted to those allowed by NYS Department of Environmental Conservation permit, or similar activities permitted by state and/or federal agencies. Clear cutting is not permitted.)
 - (6) Private docks. (Permitted activities are restricted to those allowed by NYS Department of Environmental Conservation permit, or similar activities permitted by state and/or federal agencies. Clear cutting is not permitted.)
 - (7) Commercial logging. (Permitted activities are restricted to those allowed by NYS Department of Environmental Conservation permit, or similar activities permitted by state and/or federal agencies. Clear cutting is not permitted.)
- C. Dimensional regulations. The only dimensional regulations that apply are those relating to accessory structures. The regulations pertaining to location, height, yards and site coverage of such accessory use in the Suburban Residential District shall apply.

§ 270-22. PPL Public Park Lands District.

The following apply in the PPL Public Park Lands District:

- A. Purpose: to identify publicly owned parks, preserves, recreation areas and open spaces, and to preserve and enhance those very features which led to the acquisition/establishment of these publicly owned properties.
- B. Uses permitted by right:
 - (1) Publicly owned parks, preserves, recreation areas and open spaces.
 - (2) Structures and facilities typically associated with such uses.
- C. Dimensional regulations. Dimensional regulations do not apply within the Public Park Lands District.

§ 270-23. RRC Riverfront Recreation/Commercial District.

The following apply in the RRC Riverfront Recreation/Commercial District:

- A. Purpose: to provide for public and privately sponsored water-dependent or water-enhanced development which promotes and supports recreational opportunities and commerce on the Mohawk River/Barge Canal and its adjacent shoreline, while at the same time preserving the riverfront environment as much as possible.

B. Uses permitted by site plan review:

- (1) Marinas.
- (2) Lodging facilities.
- (3) Swimming facilities.
- (4) Outdoor recreation facilities.
- (5) Campgrounds.
- (6) RV parks.
- (7) Restaurants, excluding fast-food restaurants.
- (8) Bike paths.

C. Uses permitted by conditional use permit which also require site plan review:*Editor's Note: Amended at time of adoption of Code (see Ch. [1](#), General Provisions, Art. I).*

- (1) Marinas.
- (2) Lodging facilities.
- (3) Campgrounds.
- (4) RV parks.
- (5) Restaurants, excluding fast-food restaurants.

D. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-24. AZ Airport Zoning District.

The following apply to the AZ Airport Zoning District:

A. Purpose: to provide for continued private and public use of the Schenectady airport and for potential expansion within the current boundaries of the airport. Further, the airport district has been established to encourage certain type of ancillary development, which is often associated with publicly owned airports.

B. Uses permitted by right:

- (1) Fixed-base operator facilities.

- (2) Passenger terminals and associated parking lots.
- (3) Aircraft fueling operations and facilities.
- (4) Control towers, weather monitoring stations and similar airport structures and uses.
- (5) Offices in association with aviation activities.
- (6) Charter operations.

C. Uses permitted by site plan review:

- (1) Aviation and space-related museums.
- (2) Automobile rental operations.
- (3) Cargo/freight movement operations.

D. Uses permitted by conditional use permit which also require site plan review: *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

- (1) Automobile rental operations.
- (2) Cargo/freight movement operations.

§ 270-19.1 HC Highway Commercial District.

[Added 8-21-2013 by L.L. No. 5-2013]

The following apply to the HC Highway Commercial District.

A. Purpose: to establish a hybrid commercial/light industrial zoning district along the western Route 5 corridor of Glenville in an effort to attract a variety of land uses, including those that are best suited for rural highway corridors.

B. Uses permitted by right:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Accessory apartments.
- (4) Home occupations.
- (5) Agricultural activities/farms.
- (6) Cemeteries.
- (7) Bed-and-breakfast establishments.
- (8) Professional offices.
- (9) Instructional services.

C. Uses permitted by site plan review:

- (1) Retail businesses.
- (2) Offices.
- (3) Restaurants, food services, taverns and nightclubs.
- (4) Personal and general services.
- (5) Public and private clubs, fraternities and lodges.
- (6) Museums.
- (7) Boarding stables and riding academies.
- (8) Indoor and outdoor recreation facilities.
- (9) Commercial recreation facilities, including health, tennis, racket, swimming and similar clubs.
- (10) Campgrounds.
- (11) RV parks.
- (12) Hotels and motels.
- (13) Microbreweries and microwineries.
- (14) Contractor's offices, shops and yards.
- (15) Personal wireless service facilities.
- (16) Printing and publishing offices and shops.
- (17) Research and development facilities.

D. Uses permitted by conditional use permit:

- (1) Churches, synagogues, rectories and other religious uses and institutions.
- (2) Veterinary clinics, animal training facilities, kennels, and animal hospitals with completely enclosed pens or kennels.
- (3) Auction businesses and inventory facilities/yards.
- (4) Vehicle and equipment rental agencies.
- (5) Enclosed warehousing and distribution facilities.