

ZONING

211 Attachment 1

Town of Warrensburg

Use Regulations

KEY:

P = Permitted Uses

S = Uses subject site plan review

A = Permitted accessory uses

— = Uses not permitted

Gen. Regs.	Uses	Residential/ Recreation (RR)	Residential Mixed Use (RMU)	Hamlet Mixed Use (HMU)	Core Commercial (CC)	Business/ Industrial (BI)¹
	Accessory use, customary	A	A	A	A	A
X	Agriculture, small scale	S	—	—	—	S
	Amusement centers	—	—	—	P	P
	Apartment buildings	—	—	—	S	—
	Artist studio and craft shops	—	S	S	P	P
	Automobile sales	—	—	—	—	S
	Automobile service	—	—	—	—	S
	Bar/tavern	—	—	—	S	S
	Bed-and-breakfast	S	S	S	S	—
	Campground	S	—	—	—	—
	Car wash	—	—	—	—	S
X	Cemeteries	S	S	S	S	—
	Community service organizations	S	S	S	S	S
	Contracting business	—	—	—	—	S
	Day-care center	—	—	S	—	—
X	Dwelling, accessory	P	P	P	P	S
	Dwelling, multifamily	—	S	P	P	—

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Gen. Regs.	Uses	Residential/ Recreation (RR)	Residential Mixed Use (RMU)	Hamlet Mixed Use (HMU)	Core Commercial (CC)	Business/ Industrial (BI) ¹
	Dwelling, single-family	P	P	P	P	—
	Dwelling, two-family	S	P	P	P	—
	Educational institutions	S	S	S	S	S
X	Farm stand	P	P	P	P	P
	Funeral home		—	S	—	—
X	Game preserves	S	—	—	—	—
	Gas station	—	—	—	—	S
	Greenhouses, nurseries, lawn and garden shops, commercial	—	—	—	—	S
	Health-related facilities	—	—	S	S	S
	Heavy machinery and transportation equipment sales, service, repair, or storage	—	—	—	—	S
X	Home occupations, Level I	P	P	P	P	—
X	Home occupations, Level II	S	S	S	S	—
	Hotel and motel	—	—	—	—	S
	Inn	—	—	—	S	S
X	Light manufacturing/industry	—	—	—	—	S
	Lumber yard	—	—	—	—	S
X	Mineral mining and extraction	S	—	—	—	—
	Office	—	S	S	P	P
	Parking facilities, commercial	—	—	S	S	S
	Public facilities	S	S	S	S	S
	Recreation/Resort Facilities I	S	S	S	S	S
	Recreation/Resort Facilities II	—	—	—	—	S
	Religious institutions	S	S	S	S	S
X	Restaurant	—	—	S	P	S

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Gen. Regs.	Uses	Residential/ Recreation (RR)	Residential Mixed Use (RMU)	Hamlet Mixed Use (HMU)	Core Commercial (CC)	Business/ Industrial (BI)¹
	Retail, accessory	—	—	—	—	S
	Retail and service	—	—	S	S	—
	Retail and service, neighborhood	—	S	S	P	—
	Senior housing	—	—	S	S	S
	Signs, accessory	A	A	A	A	A
	Storage facility, commercial	—	—	—	—	S
	Telecommunications facilities	S	S	S	S	S
	Theaters	—	—	S	S	S
	Transfer station	—	—	—	—	S
X	Veterinary clinic/kennel	—	—	—	—	S
	Warehousing and distribution	—	—	—	—	S
	Wholesale businesses	—	—	—	—	S

NOTES:

¹ Within 250 feet of the centerline of NYS Route 9 in the Business/Industrial District all Core Commercial District Uses shall be permitted as indicated in the Use Table. All Business/Industrial District Dimensions shall apply.