Town of North Greenbush: Chapter 197 Zoning Table 1, Part 1 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
AR	Agriculture; farm stand or market	Animal; boarding, veterinary services	Customary farm buildings
	Agriculture; horticulture and farming, general	Animal; boarding; commercial kennel	Customary residential garages, sheds, and pool houses
	Agriculture; livestock or dairy	Bed & breakfast	
	A. A. H	On the state of th	Greenhouses
	Agriculture; nursery	Carriage Houses	Typical accessory buildings for
	Animal; boarding, horse farm or stables	Cemetery or crematorium	permitted uses and uses permitted by special permit
	Daycare (child or adult)	Cultural facilities, such as libraries, museums, art galleries	
	Dwelling, Single-Family		
	Parks and outdoor recreational facilities	Drive in movie theater	
	r arks and outdoor recreational facilities	Dwelling, Caregiver/Receiver	
	Public or private schools	Temporary	
	Religious worship	Group Home	
		Home occupations Private airstrip	
		Recreation; golf course or range	
		Recreation; private veteran/fraternal or social club	
		Riding Stables	
		Telecommunications equipment and towers	

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 2 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
R1	Dwelling, Single-Family	Carriage Houses	Customary residential garages, sheds, and pool houses
	Parks and outdoor public recreational facilities	Cemetery	·
	Public or private schools	Cultural facilities, such as libraries,	Greenhouses see above
	Religious worship	museums, art galleries	Typical accessory buildings for permitted uses and uses permitted
	The same was a same	Dwelling, Caregiver/Receiver Temporary	by special permit
		Group Home	
		Home occupations	
		Recreation; golf course or range	
		Recreation; private veteran/fraternal or social club	

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 3 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
R2	Dwelling, Single-Family Dwelling, Two Family Parks and outdoor public recreational facilities Public or private schools Religious Use	Cemetery Cultural facilities, such as libraries, museums, art galleries Dwelling, Caregiver/Receiver Temporary Group Home Home occupations Recreation; golf course or range Recreation; private veteran/fraternal or social club Veterinary services	Customary residential garages, sheds, and pool houses Greenhouses Typical accessory buildings for permitted uses and uses permitted by special permit

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 4 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
R3	Dwelling, Multifamily (Condominiums and townhouses, no apartments) Limit of 8 units per structure Dwelling, Single-Family Dwelling, Two Family Parks and outdoor public recreational facilities Public or private schools Religious Use	Cemetery Cultural facilities, such as libraries, museums, art galleries Dwelling, Caregiver/Receiver Temporary Home Occupations in Single-Family Dwellings Professional medical or business office Public and government buildings Recreation; golf course or range Recreation; private veteran/fraternal or social club Restaurant (without drive-thru) Veterinary services University, college or trade	Customary residential garages, sheds, and pool houses Greenhouses Typical accessory buildings for permitted uses and uses permitted by special permit

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 5 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
R4	Dwelling, Multifamily	Group Home	Customary residential garages, sheds, and pool houses
	Dwelling, Single-Family	Cemetery or crematorium	Greenhouses
	Dwelling, Two Family	Cultural facilities, such as libraries, museums, art galleries	Typical accessory buildings for
	Parks and outdoor public recreational facilities		permitted uses and uses permitted
		Dwelling, Caregiver/Receiver Temporary	by special permit
	Religious worship and cultural facilities	Home occupations in Single-Family	
	Religious Use	Dwelling	
		Mobile home parks	
		Professional medical or business office (ground floor)	
		Public or private schools, university, college or trade	
		Recreation; golf course or range	
		Recreation; private veteran/fraternal or social club	
		Restaurants (without drive-thru)	
		Veterinary services	

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 6 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
District BN	Permitted Uses: Apartments (not on ground floor) Professional office, retail (ground floor) examples; doctors, dentists, architects, engineers, lawyers, accountants, florists, hair or nail salon, barber, tailoring, grocery, etc. Religious Use Restaurant (ground floor-without drive thru)	Cultural facilities, such as libraries, museums, art galleries Laundries, dry cleaning Parking lots Pharmacy Public or private schools; university,	Accessory Uses: Typical accessory buildings for permitted uses and uses permitted by special permit
		college or trade Recreation; private veteran/fraternal or social club	

^{1.} A maximum square footprint of 5,000 square feet and two stories shall be permitted for all uses in the BN District. Each building shall be permitted a maximum of two non-residential uses. All non-residential buildings shall be allowed to also have apartments on the second floor.

Town of North Greenbush: Chapter 197 Zoning Table 1, Part 7 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
Н	Banks, retail stores, health gyms	Commercial recreational facilities	Typical accessory buildings for permitted uses and uses permitted
	Hospitals or convalescent homes	Cultural facilities, such as libraries, museums, art galleries.	by special permit
	Medical and dental centers	Home occupations in existing single	Vehicle repair by special permit and accessory to vehicle sales
	Office buildings and use of structures for general offices of professionals such as	family homes	,
	doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of	New or used vehicle sales	
	insurance companies, trade associations, banks, trust companies, credit unions, etc.	Parking lots	
	Personal services such as salons, hair and nail	Public or private school; university, college or trade school	
	care, barber, spas	Recreation; private veteran/fraternal or	
	Pharmacies	social club	
	Public and government buildings		
	Religious Use		
	Restaurant		

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 8 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
District PBD	Permitted Uses: Banks Hospitals or convalescent homes Medical and dental centers Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of	Special Permit Uses: Cultural facilities, such as libraries, museums, art galleries Parking lots Personal services such as salons, hair and nail care, barber, spas Public or private school; university, college or trade school	Accessory Uses: Typical accessory buildings for permitted uses and uses permitted by special permit
	insurance companies, trade associations, banks, trust companies, credit unions, etc. However, retail, wholesale, and warehouses shall not be permitted.	Recreation; private veteran/fraternal or social club	
	Pharmacies		
	Public and government buildings		
	Religious Use		
	Restaurant (without drive thru)		

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 9 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
С	Commercial Amusement, recreational and entertainment establishments	Commercial recreational facilities	Open storage of merchandise usually carried in stock, but not
		Cultural facilities, such as libraries,	including storage in utility trailers
	Hospitals or convalescent homes	museums, art galleries, etc.	or private commercial vehicles
	Hotel	Education and training facilities	
	Medical and dental centers	New vehicle sales	Typical accessory buildings for permitted uses and uses permitted by special permit
	Office buildings and use of structures for	Parking lots	
	general offices of professionals such as	Bublic or private school: university	Vehicle repair and used car sales
	doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of	Public or private school; university, college or trade school	by special permit and accessory to New vehicle sales businesses
	insurance companies, trade associations,	conego en mado concer	
	banks, trust companies, credit unions, etc.	Recreation; private veteran/fraternal or social club	
	Personal service establishments such as		
	salons, hair and nail care, barber, spas	Vehicle fueling stations	
	Pharmacies		
	Public and government buildings		
	Religious Use and places of assembly		
	Restaurant (without drive thru)		
	Retail shops and service establishments, banks, retail stores, hotels, health gyms, movie theaters		

Town of North Greenbush: Chapter 197 Zoning Table 1, Part 10 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
District BG	Permitted Uses: Animal Hospitals Banks, retail shops and service establishments, health gyms Commercial amusement, recreational and entertainment establishments Hotels, motels and tourist homes for transients Hospitals or convalescent homes Medical and dental centers Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of insurance companies, trade associations, banks, trust companies, credit unions, etc. Personal services such as salons, hair and nail care, barber, spas Pharmacies Public and government buildings Religious Use	Special Permit Uses: Automobile service facilities, including gasoline service stations Commercial recreational facilities Cultural facilities, such as libraries, museums, art galleries, etc. Home occupations in existing single family homes New or used vehicle sales Parking lots Public or private school; university, college or trade school Recreation; private veteran/fraternal or social club	Accessory Uses: Typical accessory buildings for permitted uses and uses permitted by special permit Vehicle repair by special permit and accessory to vehicle sales
	Religious Use Restaurant Wholesale establishments, provided that the floor area of such establishment does not exceed 10,000 square feet		

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 11 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
TP	Hospitals or convalescent homes	Advertising signs	Typical accessory buildings for permitted uses and uses permitted
	Medical and dental centers	Commercial recreational facilities	by special permit
	Office buildings and use of structures for general offices of professionals such as	Cultural facilities	Vehicle repair by special permit and accessory to vehicle sales
	doctors, dentists, lawyers, engineers, architects, surveyors, and well as business offices of	Dwelling, Multifamily	,
	insurance companies, trade associations, manufacturing companies, banks, trust	Junkyards	
	companies, credit unions, etc.	New or used vehicle sales	
	Public and government buildings	Parking lots	
	Religious Use	Public transportation garages	
	Research and development facilities (other tech park uses)	Recreation; private veteran/fraternal or social club	
		School; university, college or trade school	
		Warehouses	

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Town of North Greenbush: Chapter 197 Zoning Table 1, Part 12 Schedule of Use Regulations

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
IG	Animal Hospital	Adult Use	Typical accessory buildings for permitted uses and uses permitted
	Automobile services establishments, repair facilities	Commercial recreational facilities	by special permit
	Educational research and training facility	Cultural facilities.	Vehicle repair by special permit and accessory to vehicle sales
	Hospitals or convalescent homes	Dwelling, Multifamily	
	Light assembly and fabrication	New or used vehicle sales	
	Manufacturing, Warehousing, Storage facilities	Parking lots	
	Medical and dental centers	Recreation; private veteran/fraternal or social club	
	Office buildings and use of structures for general offices of professionals such as doctors, dentists, lawyers, engineers, architects,	Restaurants, banks, retail stores, health gyms,	
	surveyors, and well as business offices of insurance companies, trade associations, manufacturing companies, banks, trust companies, credit unions, etc.	School; university, college or trade school	
	Personal services such as salons, hair and nail care, barber, spas		
	Pharmacies		
	Public and government buildings		
	Public transportation garages		
	Religious Use		
	Restaurant (without drive thru)		

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