

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

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

**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 Parks and outdoor public recreational facilities Public or private schools Religious worship	Carriage Houses 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	Customary residential garages, sheds, and pool houses Greenhouses see above Typical accessory buildings for permitted uses and uses permitted by special permit

**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

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

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

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

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

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

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

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:
H	<p>Banks, retail stores, health gyms</p> <p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>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.</p> <p>Personal services such as salons, hair and nail care, barber, spas</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious Use</p> <p>Restaurant</p>	<p>Commercial recreational facilities</p> <p>Cultural facilities, such as libraries, museums, art galleries.</p> <p>Home occupations in existing single family homes</p> <p>New or used vehicle sales</p> <p>Parking lots</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair by special permit and accessory to vehicle sales</p>

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

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
PBD	<p>Banks</p> <p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>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. However, retail, wholesale, and warehouses shall not be permitted.</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious Use</p> <p>Restaurant (without drive thru)</p>	<p>Cultural facilities, such as libraries, museums, art galleries</p> <p>Parking lots</p> <p>Personal services such as salons, hair and nail care, barber, spas</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p>

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

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
C	<p>Commercial Amusement, recreational and entertainment establishments</p> <p>Hospitals or convalescent homes</p> <p>Hotel</p> <p>Medical and dental centers</p> <p>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.</p> <p>Personal service establishments such as salons, hair and nail care, barber, spas</p> <p>Pharmacies</p> <p>Public and government buildings</p> <p>Religious Use and places of assembly</p> <p>Restaurant (without drive thru)</p> <p>Retail shops and service establishments, banks, retail stores, hotels, health gyms, movie theaters</p>	<p>Commercial recreational facilities</p> <p>Cultural facilities, such as libraries, museums, art galleries, etc.</p> <p>Education and training facilities</p> <p>New vehicle sales</p> <p>Parking lots</p> <p>Public or private school; university, college or trade school</p> <p>Recreation; private veteran/fraternal or social club</p> <p>Vehicle fueling stations</p>	<p>Open storage of merchandise usually carried in stock, but not including storage in utility trailers or private commercial vehicles</p> <p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair and used car sales by special permit and accessory to New vehicle sales businesses</p>

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

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

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

District	Permitted Uses:	Special Permit Uses:	Accessory Uses:
TP	<p>Hospitals or convalescent homes</p> <p>Medical and dental centers</p> <p>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, manufacturing companies, banks, trust companies, credit unions, etc.</p> <p>Public and government buildings</p> <p>Religious Use</p> <p>Research and development facilities (other tech park uses)</p>	<p>Advertising signs</p> <p>Commercial recreational facilities</p> <p>Cultural facilities</p> <p>Dwelling, Multifamily</p> <p>Junkyards</p> <p>New or used vehicle sales</p> <p>Parking lots</p> <p>Public transportation garages</p> <p>Recreation; private veteran/fraternal or social club</p> <p>School; university, college or trade school</p> <p>Warehouses</p>	<p>Typical accessory buildings for permitted uses and uses permitted by special permit</p> <p>Vehicle repair by special permit and accessory to vehicle sales</p>

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

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