

# ZONING

*proposed MLHD*  
205 Attachment 2

## Town of New Lebanon

Zoning Law Use Table

[Amended 6-10-2014 by L.L. No. 1-2014; 7-14-2015 by L.L. No. 4-2015; 8-11-2015 by L.L. No. 6-2015; 7-11-2017 by L.L. No. 2-2017; 7-14-2020 by L.L. No. 1-2020; 11-10-2020 by L.L. No. 3-2020; 12-14-2021 by L.L. No. 4-2021; 3-8-2022 by L.L. No. 1-2022; 8-8-2023 by L.L. No. 4-2023]

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	Commercial-Recreational	Commercial-Industrial	Commercial-Residential	Central-Commercial	Mt. Lebanon Historic	Mt. Lebanon Historic	Mt. Lebanon Historic
	RA-5	RA-2	RA-1	C	C-Rec	C-I	C-R	C-C	MLH-1 (Red)	MLH-2 (Green)	MLH-3 (Blue)
<b>Residential Uses</b>											
Accessory dwelling unit	P	P	P	SP			P		P	P	P
Boardinghouse or group home	SP	SP	SP	SP			SP		SP		
Compact home	P	P	P	SP			P		P	P	P
Customary	P	P	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	SP	
One-two-family dwelling	P	P	P	SP			P		P	P	P
Temporary housing	SP	SP	SP				SP				
<b>General Uses</b>											
Agritourism use	P	P	P	P	P		P		SP	SP	SP
Any Town use	P	P	P	P	P	P	P		P	P	P
Boarding kennel	SP	SP									SP
Breeding kennel	P	P									
Bus station				P			P				

NEW LEBANON CODE

	Residential-Agricultural/Conservation	Residential-Agricultural	Residential-Agricultural	General Commercial	Commercial-Recreational	Commercial-Industrial	Commercial-Residential	Central-Commercial	Mt. Lebanon Historic	Mt. Lebanon Historic	Mt. Lebanon Historic
	RA-5	RA-2	RA-1	C	C-Rec	C-I	C-R	C-C	MLH-1 (Red)	MLH-2 (Green)	MLH-3 (Blue)
Campground/seasonal camp	SP				SP						
Cemetery	SP	SP	SP								
Customary accessory use	P	P	P	P	P	SP	P		P	P	P
Day care (in-home)	SP	SP	SP	SP			SP		SP	SP	
Day-care center (not as part of another business or office use)	SP	SP	SP	SP			SP		SP	SP	
Farm/agriculture	P	P	P	P	P		P		P	P	P
Fire/emergency response station		SP	SP	SP	SP	SP	SP			SP	
Garage, porch or yard sale	P	P	P	P	P		P		P	P	P
Historic preservation	P	P	P	P	P	P	P		P	P	P
Home-based business	SP	SP	SP	SP		SP	SP				
Home occupation 1	P	P	P	P		P	P		P	P	P
Home occupation 2	SP	SP	SP	SP		SP	SP		P	P	SP
Horse boarding operation	SP	SP	SP				SP				SP
Hospital		SP	SP	SP							
Mixed use				SP	SP		SP				
Museum/library	SP	SP	SP	SP	SP	SP	SP		SP	SP	SP
Nursing home		SP	SP	SP			SP		SP	SP	
Place of worship	P	SP	SP	SP			SP		SP	P	P
Private school		SP	SP				SP				
Professional office		SP	SP	P	P	P	SP		P	P	
Public park, forest or recreational area	P	P	P	P	P		SP		P	P	P
Retirement home	SP	SP	SP	SP		SP			SP	SP	
Short-term rental	SP	SP	SP	P			SP				
Small business operation (SBO)				SP	SP	SP	SP				
Social, recreational or fraternal club				P	P						
Roof-mounted solar energy systems for on-site consumption	P	P	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	P	P
Ground-mounted solar energy systems for on-site consumption, over 1,000 square feet	SP	SP	SP	SP	SP	SP	SP			SP	SP
Large-scale solar energy systems and community solar energy systems	See § 205-18D(1)(a)										

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	Residential-Agricultural/Conservation	Residential-Agricultural	Residential-Agricultural	General Commercial	Commercial-Recreational	Commercial-Industrial	Commercial-Residential	Central-Commercial	Mt. Lebanon Historic	Mt. Lebanon Historic	Mt. Lebanon Historic
	RA-5	RA-2	RA-1	C	C-Rec	C-I	C-R	C-C	MLH-1 (Red)	MLH-2 (Green)	MLH-3 (Blue)
Stable, commercial	SP	SP	SP	SP	SP						SP
Stable, private	P	P	P								SP
Telecommunications facility	TSP	TSP	TSP	TSP	TSP	TSP	TSP		TSP	TSP	TSP
Temporary-business trailer				SP	SP	SP	SP				
Veterinary hospital	SP	SP	SP	SP					SP	SP	
<b>Business Uses</b>											
Adult use						SP					
Auction sale, excluding livestock auction				SP							
Automobile racing facility					SP						
Bank				P	P	SP	P				
Bar				SP	SP		SP				
Bowling alley				P	P		P				
Cannabis consumption facility				SP	SP		SP				
Cannabis retail dispensary				SP	SP	SP	SP				
Car wash				SP	SP		SP				
Commercial event venue				SP	SP	SP	SP				
Commercial excavation	SP										
Commercial trades operation				SP		SP	SP				
Convenience store				P	SP		P				
Dance hall				P	P						
Farm market		SP	SP	P	P		P				
Farm stand	P	P	P	P	P		P				
Flea market or farmers' market				SP	SP						
Food truck				P	P	P	P		P	P	SP
Greenhouse	P	P	P	P		P	P			P	P
Hotel				SP	SP		SP				
Laundromat				SP			SP		SP		
Miniature golf and driving range				P	P		P				
Mortuary and funeral parlor				P			P				
Motel				SP	SP		SP				
Motor vehicle fueling station				SP	SP		SP				
Motor vehicle repair and service				SP			SP				
Motor vehicle sales				SP	SP		SP				
Multi-business complex, shopping center, mall				SP			SP				

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	RA-5	RA-2	RA-1	C	C-Rec	C-I	C-R	C-C	MLH-1 (Red)	MLH-2 (Green)	MLH-3 (Blue)
Personal service shop (barber, beautician, tailor, massage therapist)				P			P				
Private recreation area, involving firearms or archery range					SP						
Restaurant (non-drive-through)				P	SP		P		P	P	
Restaurant (with drive-through)				P	SP		P				
Retail store				P	P	SP	P		P	SP	
Self-storage units				P			P				
Social club					SP						
Theater, except drive-in				P	P				SP	SP	SP
Wholesale store				SP							
<b>Industrial Uses</b>											
Light industrial							SP				
Manufacturing							SP				
Research							SP				
Sawmill							SP				
Warehouse and truck terminal							SP				
<b>New Uses</b>											
Artisanal Manufacturing									SP	SP	
Association Headquarters									P	P	
Bed and Breakfast									P	P	
Bus Stop									P	P	
Cultural Facility, Non Profit									SP	SP	
Event Venue									SP	SP	SP
Inn									SP		
Marketplace									P	P	P
Organized Camping											SP
Personal Services Shop									P	P	
School									P	P	P
Mixed Use									P	P	