

Appendix A - Town of Ghent Use Table

MSP = Modified Site Plan Review

SP = Special permit use; all Special Permit Uses shall also have site plan approval from the Planning Board as per 190-21

SPR = Site Plan Review

X = Prohibited use

All unlisted uses are prohibited in all districts

* = Mining is permitted by special permit in the mining overzone as established by the Town of Ghent and shown on the mining overzone map and is not permitted in any other area or zone in the Town of Ghent unless specifically provided pursuant to the provisions of Article XII of this Zoning Law.

Use Classification	HB	VB	C-1	C-2	C-3	RRA-1	RRA-2	VR	HR
	Hamlet Business	Village Business	Commercial 1	Commercial 2	Commercial 3	Rural Residence Agriculture 1	Rural Residence Agriculture 2	Village Residential	Hamlet Residential
Accessory use, building or structure, any size, commercial (See 190-27 (A))	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory use, building or structure up to 1000 sf, residential (See 190-27 (A))	X	X	X	X	P	P	P	P	P
Accessory use, building or structure greater than 1000 sf, residential (See 190-27 (A))	X	X	X	X	X	P	P	SPR	SPR
Accommodations for not more than two roomers in one- or two- family detached dwelling, provided that separate kitchen facilities shall not be provided	X	X	X	X	X	P	P	P	P
Adult Use and Entertainment Establishments	X	X	X	SP	X	X	X	X	X
Agricultural Processing, Commercial	X	X	SP	SP	SP	SP	SP	X	X
Agricultural Processing, On Farm	P	P	P	P	P	P	P	P	P
Agricultural Structure	P	P	P	P	P	P	P	P	P
Agriculture Related Business, Agritourism	MSP	MSP	MSP	MSP	MSP	MSP	MSP	X	X
Agricultural Use, Animals	P	P	P	P	P	P	P	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not
Agricultural Use, Crops	P	P	P	P	P	P	P	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not
Airport and Ancillary Uses	SP, Only allowed in Airport District								
Aircraft repair and restoration	X	X	SP	SP	SP	X	X	X	X
Artists, cultural center or retreat	X	X	X	X	X	SP	SP	X	X
Auditorium, meeting hall	SP	SP	SP	SP	X	X	X	X	X
Automobile Rental/Lease Facility	X	X	SPR	SPR	SPR	X	X	X	X
Bank	SPR	SPR	SPR	SPR	SPR	X	X	X	X
Bed-and-breakfast facility	X	X	X	X	X	SP	SP	X	SP
Billboards	X	X	X	X	X	X	X	X	X
Bowling alley	SP	SP	SPR	SPR	SPR	X	X	X	X
Bulk storage and distribution of fuel, kerosene, oil or propane excluding filling stations	X	X	SP	SP	SP	X	X	X	X
Bus passenger shelter	SP	SP	SP	SP	SP	SP	SP	SP	SP
Cabin, Seasonal cottage	X	X	X	X	X	P	P	P	P
Campgrounds	X	X	X	X	X	SP	SP	X	X
Car wash	SP	SP	SP	SP	SP	X	X	X	X
Caretaker's or owner's dwelling unit	X	X	SP	SP	SP	X	X	X	X
Cemetery	X	X	X	X	X	SP	SP	SP	SP

Church or similar place of worship or religious instruction, parish house, or rectory, seminary, convent	SPR	SPR	SPR	SPR	X	SP	SP	SP	SP
Club, Country and Golf Course	X	X	X	X	X	SP	SP	X	SP
College, university	X	X	SP	SP	SP	X	X	SP	SP
Commercial rural recreation facilities	X	X	SP	SP	SP	SP	SP	X	X
Compost Facility -on farm	X	X	X	X	X	P	P	X	X
Concerts, exhibitions or festivals	X	X	SP	SP	SP	SP	SP	SP	SP
Contractor facility	X	X	SP	SP	SP	X	X	X	X
Conversion of existing one-family dwelling for more than two families	X	X	X	X	X	SP	SP	SP	SP
Courier or delivery services	SP	SP	SPR	SPR	SPR	X	X	X	X
Dance hall, skating rink	SP	SP	SPR	SPR	X	X	X	X	X
Dwellings, Accessory	X	X	X	X	X	P	P	P	P
Dwelling, One-family	X	X	X	X	X	P	P	P	P
Dwelling, Multiple, including Senior Housing	X	SP	X	X	X	SP	SP	SP	SP
Dwelling, Two-family	X	X	X	X	X	P	P	P	P
Dwellings, Two Principal on the same lot	X	X	X	X	X	SP	SP	X	X
Electric Vehicle Charging Station as business accessory use	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Farm Market	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP
Farm Operation	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not	P	P	P if in NYS Ag District, X if not	P if in NYS Ag District, X if not
Farm Stand	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP
Farm Worker Housing < 2 units	X	X	X	X	X	P	P	P	P
Farm Worker Housing > 2 units	X	X	X	X	X	MSP	MSP	MSP	MSP
Filling station	SP	SP	SP	SP	SP	X	X	X	X
Fire Station/EMS	SP	SP	SP	SP	SP	X	X	X	X
Food Processing Facility	X	X	SP	SP	SP	X	X	X	X
Funeral home	SP	SP	SPR	SPR	X	SP	SP	SP	X
Greenhouse, Nursery	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	SP
Health club	SP	SP	SPR	SPR	SP	SP	SP	SP	SP
Home occupation-1 (see § 190-8)	X	X	X	X	X	P	P	P	P
Home occupation-2 (see § 190-8)	X	X	X	X	X	SP	SP	SP	SP
Home occupied business	X	X	X	X	X	SP	SP	X	X
Home professional office	X	X	X	X	X	P	P	P	P
Horse boarding Operation	X	X	X	X	X	SPR	SPR	X	X
Hospital, including auxiliary services and functions	SP	SP	SP	SP	X	X	X	X	X
Kennels	X	X	SP	SP	SP	SP	SP	X	X
Laundry plant, dry cleaning plant (commercial)	X	X	SP	SP	SP	X	X	X	X
Lodging including inn, hotel, motel, etc.	SP	SP	SPR	SPR	X	X	X	X	X
Medical arts building or clinic	SP	SP	SPR	SPR	X	X	X	X	X
Membership club, nonprofit	SP	SP	SP	SP	X	SP	SP	X	X
Mining	*	*	*	*	X	*	*	*	*
Mixed-Use Building	SP	SP	SP	SP	X	X	X	X	X
Mobile and Manufactured home park	X	X	X	X	X	SP	SP	X	X
Mobile or Manufactured home, single or double-wide	X	X	X	X	X	P	P	X	X
Motor vehicle, mobile home, recreational vehicles, or boat salesroom or outdoor sales lot for products for sale and/or hire	SP	SP	SP	SP	SP	X	X	X	X
Multi-use commercial structure	X	X	SP	SP	SP	X	X	X	X
Non-nuisance -Commercial Business	X	X	SP	SP	SP	X	X	X	X
Nursery School/Day Care	SP	SP	SP	SP	SP	SP	SP	SP	SP
Nursing home, adult home	X	SP	SP	SP	X	SP	SP	SP	SP
Office machinery repair service	SPR	SPR	SPR	SPR	SPR	X	X	X	X

Office: business, professional, government or utility	SPR	SPR	SPR	SPR	SPR	X	X	X	X
Park, playground or recreational area operated by the municipality Columbia County or New York State	P	P	P	P	X	P	P	P	P
Parking garage	SP	SP	SP	SP	SP	X	X	X	X
Personal service shop or store: barber shop, beauty parlor, dry cleaning or self-service laundromat of less than 4,000 square feet using only self-contained solvent-reclaiming units, professional studio, travel agency, or similar shop	SPR	SPR	SPR	SPR	SPR	X	X	X	X
Philanthropic, fraternal, social or education organization, office or meeting room	SP	SP	SP	SP	X	SP	SP	SP	X
Planned residential development (PRD)	X	X	X	X	X	SP	SP	SP	SP
Pond	P	P	P	P	P	P	P	P	P
Printing or publishing plant	X	SP	SPR	SPR	SPR	X	X	X	X
Private garage or private off-street parking area pursuant to Article VII	P	P	P	P	P	P	P	P	P
Private recreation area, nonprofit	X	X	X	X	X	SP	SP	X	SP
Private swimming pool	P	P	P	P	P	P	P	P	P
Professional office	SP	SP	SP	SP	SP	X	X	X	X
Public library, museum, community center, fire station, government office building	SP	SP	SPR	SPR	X	SPR	SPR	SPR	SPR
Public passenger transportation station or terminal	SP	SP	SP	SP	SP	X	X	X	X
Public utility structures or rights-of-way, water supply facilities necessary to serve the community, but excluding sewage treatment plants, business offices, storage of equipment, telecommunication towers and other transmitting or receiving devices which shall not be permitted, except as otherwise expressly set forth in the Zoning Chapter	SP	SP	SP	SP	SP	SP	SP	SP	SP
Racetrack	X	X	X	X	X	X	X	X	X
Radio or TV broadcasting studio	SP	SP	SP	SP	SP	X	X	X	X
Railroad siding or facility	X	SP	SP	SP	SP	X	X	X	X
Recreational Vehicle, more than two	X	X	X	X	X	See Campground			
Recreational Vehicle, one or two as an accessory use	X	X	X	X	X	P	P	P	P
Repair shop for household and/or personal appliances	SPR	SPR	SPR	SPR	SPR	X	X	X	X
Research institute or laboratory	X	SP	SP	SP	SP	X	X	X	X
Restaurant	SP	SPR	SPR	SPR	SPR	X	X	X	X
Retail shop or store	SPR	SPR	SPR	SPR	SPR	X	X	X	X
Retail shopping center	X	SP	SP	SP	SP	X	X	X	X
Riding Academy	X	X	X	X	X	MSP	MSP	X	X
Roadside stands Large	MSP	MSP	MSP	MSP	MSP	MSP	MSP	X	X
Roadside stands Small	P	P	P	P	P	P	P	X	X
Sale of Farm Products	MSP	MSP	MSP	MSP	MSP	SP	SP	X	X
Sawmill, Portable	P	P	P	P	P	P	P	P	P
Sawmill, Agricultural	P	P	P	P	P	P	P	P	P
Saw mill, Commercial	X	X	SPR	SPR	SPR	SP	SP	X	X
School, elementary or high, public, denomination or private	SP	SP	SP	SP	X	SP	SP	SP	SP
Self-storage units	X	X	SP	SP	SP	X	X	X	X
Septage spreading	X	X	X	X	X	SP	SP	X	X

Shop for custom work and for making articles to be sold at retail on the premises	SPR	SPR	SPR	SPR	SPR	X	X	X	X
Signs pursuant to Article VIII	P	P	P	P	P	P	P	P	P
Solar energy systems, building mounted for individual user	P	P	P	P	P	P	P	P	P
Solar energy systems, ground mounted for individual user	SPR	SPR	SPR	SPR	SPR	P	P	SPR	SPR
Solar energy systems, agricultural user	P	P	P	P	P	P	P	P	P
Solar energy systems, commercial	SP	SP	SP	SP	SP	X	X	X	X
Special Event Venue	X	X	SP	SP	SP	SP	SP	X	X
Tavern	SP	SP	SP	SP	SP	X	X	X	X
Temporary building permit/construction	SP	SP	SP	SP	SP	P	P	P	P
Temporary building permit/mobile or manufactured home for farming purposes	X	X	SP	SP	SP	P	P	P	P
Temporary residential use/health related	X	X	X	X	X	SP	SP	SP	SP
Theater or motion picture theater, other than outdoor drive-in theater	SP	SPR	SPR	SPR	SPR	X	X	X	X
Truck terminal, truck transfer station	X	X	SP	SP	SP	X	X	X	X
Dwellings, Two Principal on the same lot	X	X	X	X	X	SP	SP	X	X
Vehicle repair shop	SP	SP	SP	SP	SP	X	X	X	X
Veterinarian, veterinary hospital or clinic	SP	SP	SP	SP	SP	SP	SP	X	X
Vocational school	SP	SPR	SPR	SPR	SPR	X	X	X	X
Warehouse	X	X	SPR	SPR	SPR	X	X	X	X
Wholesale business or distribution, including retail salesroom	SP	SP	SP	SP	SP	X	X	X	X
Wildlife rehabilitation	X	X	X	X	X	SP	SP	X	X
Wireless telecommunications facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP

NOTES:

(a) Where public sewage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the County Health Department.

(b) Parking shall be permitted in the required setbacks.

(c) Measurements for required setbacks shall commence at a point which is 25 feet from the center line of any town or county roadway or subdivision roadway providing access to the lot, and 33 feet from the center line of any New York State roadway.

1. Editor's Note: See the note in § 190-4A regarding the CI-2 Zone.

2. Editor's Note: Local Law No.2-2007 provided that adult use and entertainment establishments are prohibited use also in Commercial Industrial District No. 2 (CI-

3. Editor's Note: See the note in § 190-4A regarding the CI-2 Zone.

Appendix B. Table of Dimensions

Dimensions	HB	VB	C-1	C-2	C-3	RRA-1	RRA-2	VR	HR
	Hamlet Business	Village Business	Commercial 1	Commercial 2	Commercial 3	Rural Residence Agriculture 1	Rural Residential Agriculture 2	Village Residence	Hamlet Residence
Lot area(a) minimum – Acres or square feet With public sewage (Residential Districts) (a)	N/A	N/A	N/A	N/A	N/A	1 Acre	2 Acres	10,000	20,000
Lot area minimum acres or square feet without public sewage (Residential Districts)	N/A	N/A	N/A	N/A	N/A	1 Acre	2 Acres	20,000	20,000
Required minimum density per lot, Acres (Residential Districts)	N/A	N/A	N/A	N/A	N/A	3 Acres	5 Acres	--	--
Lot area – minimum per dwelling unit – Acres or square feet (Residential Districts)	N/A	N/A	N/A	N/A	N/A	1 Acre	2 Acres	10,000	20,000
Lot area minimum square feet (Commercial Districts)	5,000	20,000	40,000	40,000	40,000	N/A	N/A	N/A	N/A
Lot coverage – maximum total lot area covered by main and accessory building - percent	80	70	60	60	60	10	10	25	20
Lot width – minimum – feet	40	50	100	100	100	150	200	75	100
Height – maximum – feet	35	35	35	35	35	35	35	35	35
Front Yard Setback, Feet- Minimum (b) (c) (d)	10	20	40	40	40 if lot is less than 2 acres, 60 if lot is 2 acres or more	50	75	30	30
Side yard. Feet - minimum for one side (b) (c) (d)	10	20	15	15	25 feet regardless of lot size	20	40	10	20
Side yard, Feet, total for both, except on corner lots (b) (c) (d)	N/A	40	40	40	40 if lot is less than 2 acres, 60 if lot is 2 acres or more	45	80	20	45
Side yard abutting side street on corner lot (b) (c) (d)	10	20	15	15	20 if lot is less than 2 acres, 25 if lot is 2 acres or more	25	50	30	50
Rear yard, Feet (b) (d)	20	20	80	80	20 if lot is less than 2 acres, 100 if lot is 2 acres or more	40	40	30	40
Frontage, Feet	40	50	60	60	60 feet regardless of lot size	60	60	60	60
Maximum footprint of a single building (square feet)	3,500	20,000	50,000	50,000	100,000	N/A	N/A	N/A	N/A
Maximum open land area as portion of lot area of preserved vegetation or landscaping (percent)	20	30	40	40	40	N/A	N/A	N/A	N/A

Notes for Dimensions Table:

N/A = Not Applicable

(a) Where public sewage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the County Health Department.

(b) Parking shall be permitted in the required setbacks, provided there has otherwise been compliance with all of the terms and conditions of this chapter.

(c) Measurements for required setbacks shall commence at a point which is 25 feet from the center line of any town or county roadway or subdivision roadway providing access to the lot, and 33 feet from the center line of any New York State roadway.

(d) See accessory building dimension requirements at 190-27 (a) (3)

(e) Total Lot Coverage shall apply to ground-mounted SES facilities per 190-15 E (2)