

## **Part 8**

# **Proposed Zoning Boundary Change Extension of B-1 District Along Main Street**

### **TOWN REVIEW COPY**

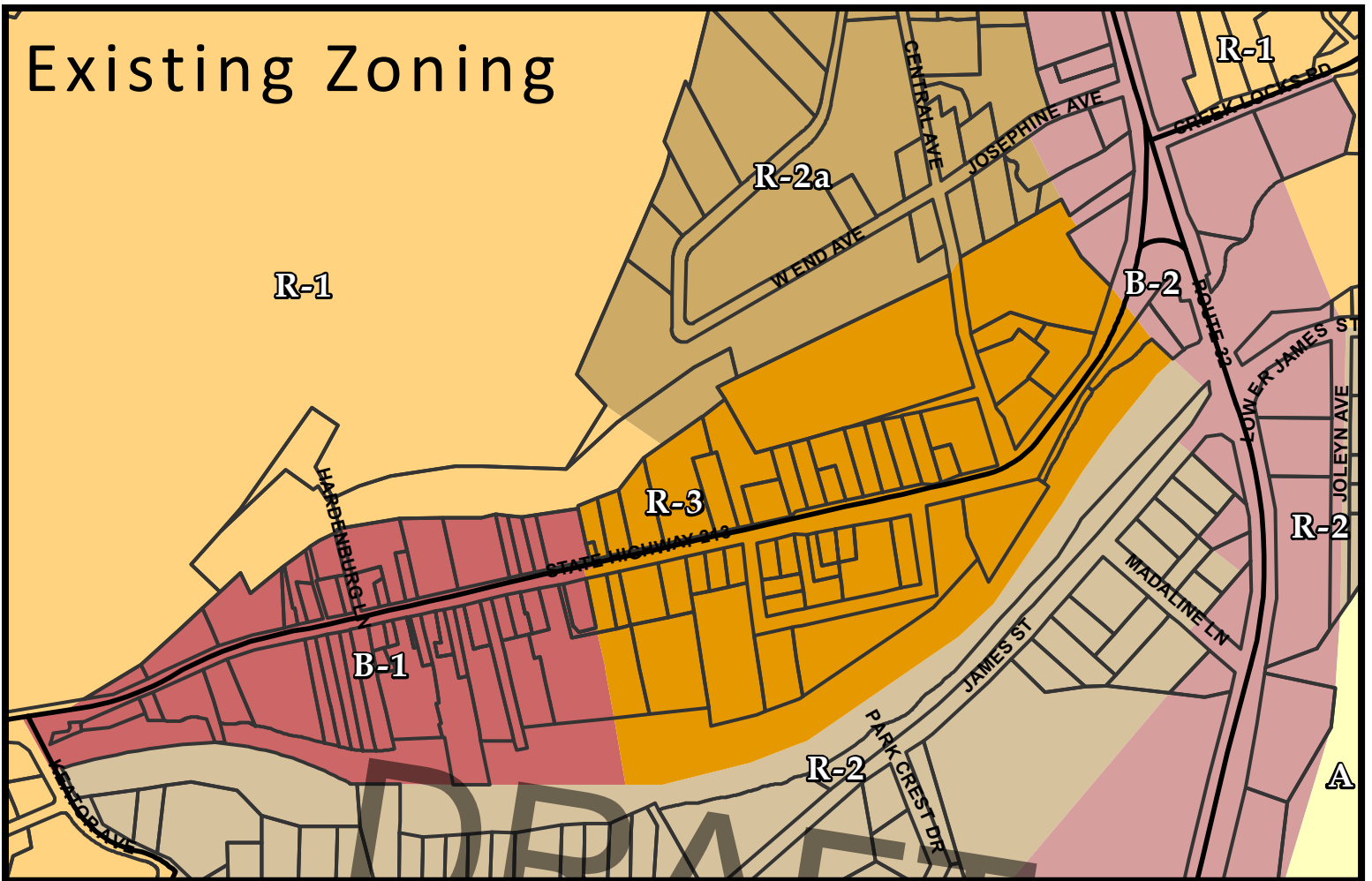
**The following pages include proposed zoning district boundary changes.**

**The purpose of these proposed edits is:**

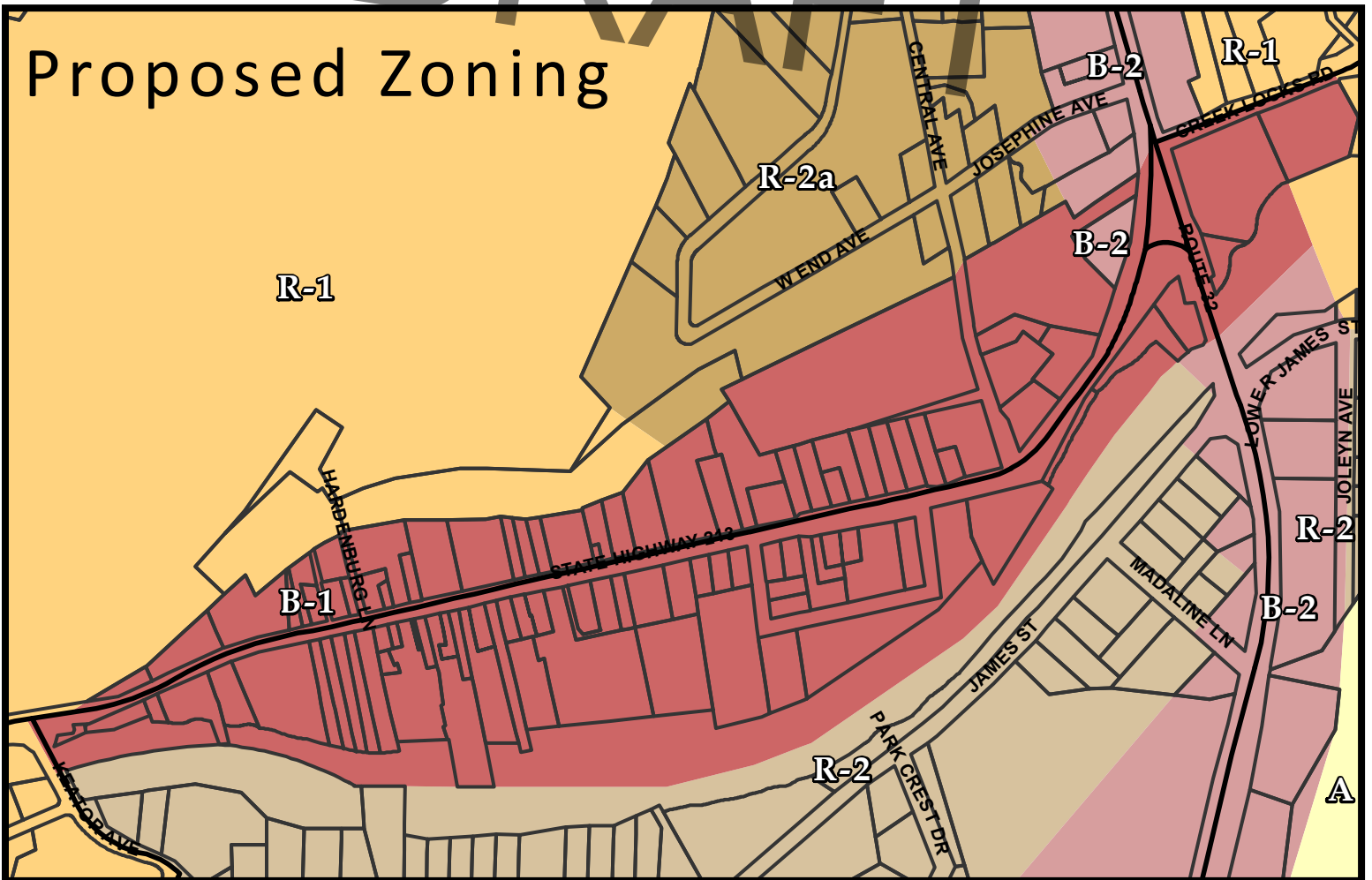
- To extend the commercial business zoning district along Main Street to connect to Route 32 corridor.

Note: The existing Use Schedule has been attached for reference.

# Existing Zoning



# Proposed Zoning



# ZONING

## 75 Attachment 1

### Town of Rosendale Schedule of Permitted Uses

| <b>KEY</b>  | <b>NOTE:</b>   |            |            |            |             |            |            |            |            |   |
|---|--|------------|------------|------------|-------------|------------|------------|------------|------------|---|
| <ul style="list-style-type: none"> <li>● Designates a use permitted by right</li> <li>■ Designates a use requiring site plan approval by the Planning Board</li> <li>◇ Designates a use requiring a special permit, in each case, from the Planning Board</li> <li>E Indicates that existing, nonconforming mobile homes may remain or be replaced with a Type 1 or Type 2 mobile home</li> <li>* See § 75-28D(13)</li> </ul> | <p>The Rosendale Schedule of Permitted Uses follows the economic activity classification system used in the Standard Industrial Classification (SIC) manual published by the Federal Office of Management and Budget. Each type of use is listed with a two-, three-, or four-digit SIC Group Code number (in parentheses) reflecting a range from general to specific use classifications. If the same use regulations apply to all activities falling within the general heading, then only the heading and its two-digit SIC Group Code is listed. If the use regulations are different for specific uses within a general category, then the more specific activities with their respective three- or four-digit codes are listed. "n/i" indicates "not included" and precedes an activity if that particular activity requires different regulations than those for the group within which it belongs. "Except" indicates that a specific activity within a larger group of permitted uses is prohibited. Economic activities not shown on this use schedule are also prohibited. In the case of a question or interpretation, the definitions and classifications used in the SIC manual shall prevail, and the manual (as amended) is hereby incorporated into the Rosendale Zoning Ordinance by reference.</p> |            |            |            |             |            |            |            |            |   |
| <b>A. RESIDENTIAL AND OPEN SPACE USES</b>   | <b>A</b>   | <b>A-1</b> | <b>R-1</b> | <b>R-2</b> | <b>R-2a</b> | <b>R-3</b> | <b>B-1</b> | <b>B-2</b> | <b>I-1</b> |   |
| Residential ([100]):  |  |            |            |            |             |            |            |            |            |   |
| One-family dwelling ([0011])  | ●  | ●          | ●          | ●          | ●           | ●          | ●          | ◇          |            |   |
| Two-family dwelling ([0012])  | ◇  | ◇          | ◇          | ◇          | ◇           | ■          | ■          | ◇          |            |   |
| Multifamily dwelling ([0013])   |  |            | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |   |
| Mobile home/house trailer ([0040])  |  |            |            |            |             |            |            |            |            |   |
| Type 1  | ◇  | ●          | E          | E          | ●           | E          | E          | E          | E          | E |
| Type 2  | ◇  | ●          | E          | E          | ●           | E          | E          | E          | E          | E |
| Type 3  | E  | E          | E          | E          | E           | E          | E          | E          | E          | E |
| Mobile park ([0044])  |  | ■          |            |            | ◇           |            |            |            |            |   |
| Public open space ([00])  |  |            |            |            |             |            |            |            |            |   |
| Public parks and playgrounds ([0090])   | ●  | ●          | ●          | ●          | ●           | ●          | ●          | ●          | ●          | ● |
| Publicly operated campgrounds and recreation areas ([0091])   | ●  | ●          | ●          |            |             |            |            |            |            |   |
| Forest preserved lands ([0099])   | ●  | ●          | ●          |            |             |            |            |            |            |   |
| Private household services (88)   | ●  | ●          | ●          | ●          | ●           | ●          | ●          | ●          |            |   |
| <b>B. AGRICULTURAL, FORESTRY, FISHING AND MINING USES</b>   |  |            |            |            |             |            |            |            |            |   |
| Agriculture crops (01) in compliance with § 75-18J, n/i horticultural specialties (018)   | ●  | ●          | ●          | ●          | ●           | ●          | ●          | ●          |            |   |
| Horticultural specialties (018)   | ◇  | ◇          | ◇          |            |             |            | ■          | ■          |            |   |
| Agriculture-livestock (02) in compliance with § 75-18J, n/i animal specialties (0279)   | ●  | ●          | ◇          |            |             |            |            |            |            |   |
| Animal specialties (0279)   | ◇  | ◇          |            |            |             |            | ◇          | ◇          |            |   |
| Agricultural services (07):   |  |            |            |            |             |            |            |            |            |   |
| Soil preparation (071), crop (072), farm labor and management (076) and landscape and horticultural (078) services  | ◇  | ◇          |            |            |             |            | ■          | ■          | ■          |   |
| Veterinary (074) and animal (075) services  | ◇  | ◇          |            |            |             |            | ◇          | ◇          |            |   |
| Forestry (08) n/i forestry services (085)   | ●  | ●          |            |            |             |            |            |            |            |   |
| Forestry services (085)   |  |            |            |            |             |            | ■          | ■          |            |   |
| Fishing, hunting and trapping (09)  | ●  | ●          |            |            |             |            |            |            |            |   |
| Nonmetallic and nonfuel mining and quarrying (14)   | ◇  | ◇          |            |            |             |            |            |            |            | ◇ |

ROSENDALE CODE

TOWN OF ROSENDALE  
SCHEDULE OF PERMITTED USES  
(cont'd)

| <b>C. CONSTRUCTION TRADE USES</b>  | <b>A</b> | <b>A-1</b> | <b>R-1</b> | <b>R-2</b> | <b>R-2a</b> | <b>R-3</b> | <b>B-1</b> | <b>B-2</b> | <b>I-1</b> |
|--|----------|------------|------------|------------|-------------|------------|------------|------------|------------|
| Building construction – general contractor and operative builders (15)   |          |            |            |            |             |            | ■          | ■          | ■          |
| Construction other than building construction – general contractors (16)   |          |            |            |            |             |            | ■          | ■          | ■          |
| Construction – special trade contractors (17)  |          |            |            |            |             |            | ■          | ■          | ■          |
| <b>D. MANUFACTURING USES</b>   |          |            |            |            |             |            |            |            |            |
| Manufacture of food and kindred products (20), except meat products (201), pickles, sauerkraut, vinegar pickles and relishes and pickle salting in bulk (2035), wet corn milling products (2046), dog, cat and other pet food (2047), prepared feeds (2048), fats and oils (207), canned and cured fish and seafood (2091) |          |            |            |            |             |            |            |            | ■          |
| Textile mill products (22), except nonrubberized coated fabrics (2295) and wool scouring (with allowance to be made for home occupation use) (2299)  |          |            |            |            |             |            |            |            | ■          |
| Apparel and other textile products (23)  |          |            |            |            |             |            | E          | E          | ■          |
| Lumber and wood products (24) except manufacture of excelsior (2429), hardwood veneer and plywood (2435), softwood preserving (2491) and particleboard manufacture (2492); and n/i logging camps and contractors (241)   |          |            |            |            |             |            |            |            | ■          |
| Logging camps and contractors (241), in compliance with § 75-28D(15)   | ◇        | ◇          | ◇          | ◇          |             |            |            |            | ■          |
| Furniture and fixtures (25)  |          |            |            |            |             |            | E          | E          | ■          |
| Printing, publishing and allied trades (27), n/i newspaper (271) and commercial (275) printing and publishing  |          |            |            |            |             |            |            |            | ■          |
| Newspaper printing and publishing (271) and commercial printing (275)  |          |            |            |            |             |            | ■          | ■          | ■          |
| Rubber and miscellaneous plastics products (30);   |          |            |            |            |             |            |            |            |            |
| Miscellaneous plastic products (307) except celluloid and fiber manufacture (3079)   |          |            |            |            |             |            |            |            | ■          |
| Leather and leather products (31) except leather tanning and finishing (311)   |          |            |            |            |             |            | E          | E          | ■          |
| Stone, clay, glass and concrete products (32), except manufacture of lime (3274), gypsum products (3275), abrasive products (3291) and asbestos products (3292)  |          |            |            |            |             |            | E          | E          | ■          |
| Primary metal industries (33) except blast furnaces and basic steel products (331), primary nonferrous metals (333), secondary nonferrous metals (334), nonferrous rolling and drawing (335) and manufacture of metal powder (3399)  |          |            |            |            |             |            |            |            | ■          |
| Fabricated metal products (34) with fabricated structural steel (3441) and boiler shops (3443) which operate reciprocating hammer sand chisels or other noise-producing electric and pneumatic tools inside of masonry buildings and not within 100 feet of any boundary line of the premises                              |          |            |            |            |             |            |            |            | ■          |
| Machinery other than electrical (35)   |          |            |            |            |             |            |            |            | ■          |
| Electrical and electronic machinery, equipment and supplies (36)   |          |            |            |            |             |            |            |            | ■          |
| Transportation equipment (37)  |          |            |            |            |             |            |            |            | ■          |

## ZONING

### TOWN OF ROSENDALE SCHEDULE OF PERMITTED USES (cont'd)

| <b>D. MANUFACTURING USES (cont'd)</b>   | <b>A</b> | <b>A-1</b> | <b>R-1</b> | <b>R-2</b> | <b>R-2a</b> | <b>R-3</b> | <b>B-1</b> | <b>B-2</b> | <b>I-1</b> |
|---|----------|------------|------------|------------|-------------|------------|------------|------------|------------|
| Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks (38)  |          |            |            |            |             |            |            |            | ■          |
| Miscellaneous manufacturing industries (39) except manufacture of bronze powders (3952) and manufacture of linoleum and other hard surface floor coverings (3996) |          |            |            |            |             |            | ■          | ■          | ■          |
| <b>E. TRANSPORTATION AND UTILITY USES</b>   |          |            |            |            |             |            |            |            |            |
| Railroad transportation (40)  | ●        | ●          | ●          | ●          | ●           | ●          | ●          | ●          | ●          |
| Local and suburban transit and interurban highway passenger transportation (41)   |          |            |            |            |             |            | ■          | ■          |            |
| Motor freight transportation and warehousing (42)   |          |            |            |            |             |            | ■          | ■          | ■          |
| United States Postal Service (43)   | ●        | ●          | ●          | ●          | ●           | ●          | ●          | ●          | ●          |
| Transportation by air (45)  | ◇        |            |            |            |             |            |            |            |            |
| Pipelines other than those for natural gas (46)   | ●        | ●          | ●          | ●          | ●           | ●          | ●          | ●          | ●          |
| Transportation services (47)  |          |            |            |            |             |            | ■          | ■          |            |
| Communications (48)   |          |            |            |            |             |            |            |            |            |
| Telephone (481) and telegraph services (482)  |          |            |            |            |             |            | ■          | ■          | ■          |
| Radio and television broadcasting (483)   | ◇        | ◇          | ◇          |            |             |            | ◇          | ◇          | ■          |
| Cable television poles and wires (4899)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          | ◇          |
| Miscellaneous communication services, not elsewhere classified (4899)   | ◇        | ◇          | ◇          |            |             |            | ◇          | ◇          | ■          |
| Electric, gas and sanitary services (49) except mixed, manufactured or liquefied petroleum gas production and/or distribution (4925) and refuse systems (4953)    | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          | ◇          |
| <b>F. WHOLESALE AND RETAIL BUSINESS USES</b>  |          |            |            |            |             |            |            |            |            |
| Wholesale trade, durable goods (50)   |          |            |            |            |             |            | ■          | ■          | ■          |
| Wholesale trade, nondurable goods (51), n/i wholesale chemicals and allied products (516) and petroleum and allied products (517)                                 |          |            |            |            |             |            | ■          | ■          | ■          |
| Chemicals and allied products (516) and petroleum and allied products (517)   |          |            |            |            |             |            |            |            | ◇          |
| Retail trade building materials, hardware, garden supply and mobile home dealers (52)   |          |            |            |            |             |            | ■          | ■          |            |
| General merchandise stores (53)   |          |            |            |            |             |            | ■          | ■          |            |
| Food stores (54), n/i roadside farm stands (5431)   |          |            |            |            |             |            | ■          | ■          |            |
| Roadside farm stands (5431) for sale of produce grown on same lot   | ◇        | ◇          | ◇          |            |             |            |            |            |            |
| Automotive dealers (55), n/i gasoline service stations (554)  |          |            |            |            |             |            | ■          | ■          |            |
| Gasoline service stations (554) in compliance with § 75-21  |          |            |            |            |             |            | ■          | ■          | ■          |
| Apparel and accessory stores (56)   |          |            |            |            |             |            | ■          | ■          |            |
| Furniture, home furnishings and equipment stores (57)   |          |            |            |            |             |            | ■          | ■          |            |
| Eating and drinking places (58):  |          |            |            |            |             |            | ■          | ■          |            |
| Eating places (5812), n/i fast-food restaurants (5812)  | ◇        | ◇          |            |            |             |            | ■          | ■          |            |
| Fast-food restaurants (5812)  |          |            |            |            |             |            |            | ■          |            |
| Drinking places (5813)  | ◇        | ◇          |            |            |             |            | ■          | ■          |            |
| Miscellaneous retail (59) n/i antique shops (593), gift shops (5947) and fuel and ice dealers (598)   |          |            |            |            |             |            | ■          | ■          |            |

ROSENDALE CODE

TOWN OF ROSENDALE  
SCHEDULE OF PERMITTED USES  
(cont'd)

| <b>F. WHOLESALE AND RETAIL BUSINESS USES<br/>(cont'd)</b>   | <b>A</b> | <b>A-1</b> | <b>R-1</b> | <b>R-2</b> | <b>R-2a</b> | <b>R-3</b> | <b>B-1</b> | <b>B-2</b> | <b>I-1</b> |
|---|----------|------------|------------|------------|-------------|------------|------------|------------|------------|
| Antique shops (593) and gift, novelty and souvenir shops (5947)   | ◇        | ◇          | ◇          |            |             |            | ■          | ■          |            |
| Retail fuel and ice dealers (598)   |          |            |            |            |             |            | ◇          | ◇          | ■          |
| <b>G. FINANCIAL, INSURANCE AND REAL ESTATE SERVICES</b>   |          |            |            |            |             |            |            |            |            |
| Banking (60)  |          |            |            |            |             |            | ■          | ■          | ◇          |
| Credit agencies other than banks (61)   |          |            |            |            |             |            | ■          | ■          |            |
| Security and commodity brokers, dealers, exchanges and services (62)  |          |            |            |            |             |            | ■          | ■          |            |
| Insurance firms (63)  |          |            |            |            |             |            | ■          | ■          |            |
| Insurance agents, brokers and services (64)   |          |            |            |            |             |            | ■          | ■          |            |
| Real estate services (65), n/i cemetery operation (6553)  |          |            |            |            |             |            | ■          | ■          |            |
| Cemetery operation (6553) in compliance with § 75-24  | ■        | ■          | ◇          | ◇          | ◇           |            |            |            | ■          |
| Combinations of real estate, insurance, loan and law offices (66)   |          |            |            |            |             |            | ■          | ■          |            |
| Holding and other investment offices (67)   |          |            |            |            |             |            | ■          | ■          |            |
| <b>H. PROFESSIONAL, PERSONAL AND BUSINESS SERVICES AND PUBLIC ADMINISTRATION</b>  |          |            |            |            |             |            |            |            |            |
| Lodging places (70):  |          |            |            |            |             |            |            |            |            |
| Hotels (7011)   | ◇        | ◇          |            |            |             |            | ■          | ■          |            |
| Motels (7011)   |          |            |            |            |             |            | ■          | ■          | ■          |
| Resort hotel or lodge (7011), sporting and recreational camps (7032), private campsites and trailer parks for transients (7033) and organizational hotels and lodging houses on a membership basis (7041) | ◇        | ◇          | ◇          |            | ◇           |            |            |            |            |
| Inns (bed-and-breakfast) (7011) and rooming and boarding houses (702)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |
| Personal services (72), n/i laundry, cleaning and garment services (721) and crematories (7261)   |          |            |            |            |             |            | ■          | ■          |            |
| Laundry, cleaning and garment services (721), n/i garment pressing and laundry and dry-cleaning agents (7212), coin operated laundries and dry cleaning (7215) and dry-cleaning plants (7216)             |          |            |            |            |             |            |            |            | ◇          |
| Garment pressing and agents for laundries and dry cleaners (7212)   |          |            |            |            |             |            | ■          | ■          |            |
| Coin-operated laundries and dry cleaning (7215) and dry-cleaning plants (7216)  |          |            |            |            |             |            | ◇          | ◇          |            |
| Crematories (7361) in compliance with § 75-24   | ◇        | ◇          |            |            |             |            |            |            | ■          |
| Business services (73), n/i equipment rental and leasing yards (7394), research and development (7391) and commercial testing (7397) laboratories   |          |            |            |            |             |            | ■          | ■          |            |
| Research and development (7391) and commercial testing (7397) laboratories  |          |            |            |            |             |            |            |            | ◇          |
| Equipment rental and leasing yards (7394)   |          |            |            |            |             |            | ■          | ■          | ■          |

## ZONING

### TOWN OF ROSENDALE SCHEDULE OF PERMITTED USES (cont'd)

| <b>H. PROFESSIONAL, PERSONAL AND BUSINESS SERVICES AND PUBLIC ADMINISTRATION (cont'd)</b>   | <b>A</b> | <b>A-1</b> | <b>R-1</b> | <b>R-2</b> | <b>R-2a</b> | <b>R-3</b> | <b>B-1</b> | <b>B-2</b> | <b>I-1</b> |
|---|----------|------------|------------|------------|-------------|------------|------------|------------|------------|
| Automotive services (75), n/i utility trailer rental and leasing (7519) and car washes (7542)   |          |            |            |            |             |            | ■          | ■          |            |
| Utility trailer rental and leasing (7519)   |          |            |            |            |             |            | ■          | ■          | ■          |
| Car washes  |          |            |            |            |             |            | ◇          | ◇          |            |
| Miscellaneous repair services (76)  |          |            |            |            |             |            | ◇          | ◇          |            |
| Motion picture services (78)  |          |            |            |            |             |            | ■          | ■          |            |
| Amusement and recreation services other than motion pictures (79), n/i public golf courses (7992) and country clubs (7997), ski areas (7999) and skating rinks (7997) |          |            |            |            |             |            | ■          | ■          |            |
| Public golf courses (7992) and country clubs (7997)   | ■        | ■          | ■          | ◇          | ◇           |            |            |            | ■          |
| Ski areas, lifts, tows, warming huts and maintenance huts (7999)  | ◇        | ◇          | ◇          |            |             |            |            |            |            |
| Skating rinks (7999)  | ◇        | ◇          | ◇          |            |             |            | ■          | ■          |            |
| Health services (80), n/i nursing or convalescent homes (805), hospitals (806) and medical and dental laboratories (807)  |          |            |            |            |             |            | ■          | ■          | ◇          |
| Nursing or convalescent homes (805) and hospitals (806)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ■          | ■          |            |
| Medical and dental laboratories (807)   |          |            |            |            |             |            | ■          | ■          | ■          |
| Legal services (81)   |          |            |            |            |             |            | ■          | ■          |            |
| Educational services (82)   |          |            |            |            |             |            |            |            |            |
| Public schools (8211)   | ■        | ■          | ■          | ■          | ■           | ■          | ■          | ■          |            |
| Private, parochial or academic schools (8211)   | ■        | ■          | ◇          | ◇          | ◇           | ◇          | ■          | ■          |            |
| Colleges (822)  | ■        | ■          | ■          | ■          | ■           | ■          | ■          | ■          |            |
| Libraries (823)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ■          | ■          |            |
| Correspondence and vocational schools (824) and miscellaneous schools and educational services (829)  | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ■          | ■          |            |
| Social services (83):   |          |            |            |            |             |            |            |            |            |
| Individual and family social services (832)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |
| Job training and vocational rehabilitation services (833)   |          |            |            |            |             |            | ◇          | ◇          |            |
| Child day-care services (835)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |
| Residential care, health care incidental (836)  | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |
| Social services not elsewhere classified (839)  | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |
| Cultural facilities: museums, galleries, botanical and zoological gardens, arboretums (84)  | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ■          | ■          |            |
| Membership organizations, including churches and other places of worship (86)   | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ■          | ■          | ■          |
| Miscellaneous services (89)   |          |            |            |            |             |            | ■          | ■          |            |
| Federal, state, county and municipal government offices and buildings (91-97)   | ●        | ●          | ●          | ●          | ●           | ●          | ●          | ●          | ●          |

ROSENDALE CODE

**TOWN OF ROSENDALE  
SCHEDULE OF PERMITTED USES  
(cont'd)**

| <b>I. ACCESSORY USES</b>   | <b>A</b> | <b>A-1</b> | <b>R-1</b> | <b>R-2</b> | <b>R-2a</b> | <b>R-3</b> | <b>B-1</b> | <b>B-2</b> | <b>I-1</b> |
|--|----------|------------|------------|------------|-------------|------------|------------|------------|------------|
| Residential ([00])   |          |            |            |            |             |            |            |            |            |
| Accessory apartment ([0014]), in compliance with § 75-28D(12)                                  | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          |            |
| Agriculture-livestock (02):  |          |            |            |            |             |            |            |            |            |
| Horse stables for noncommercial purposes (0272)  | ●        | ●          | ●          |            |             |            |            |            |            |
| Customary home occupation, in compliance with § 75-18A   | ●        | ●          | ●          | ●          | ●           | ●          |            |            |            |
| Accessory use customarily incident to any of the uses mentioned herein and on the same lot     | ●        | ●          | ●          | ●          | ●           | ●          | ●          | ●          | ●          |
| Accessory use customarily incident to any of the uses mentioned herein and not on the same lot | ◇        | ◇          | ◇          | ◇          | ◇           | ◇          | ◇          | ◇          | ◇          |