280 Attachment 2

Town of Tully Schedule I

Schedule of Land Uses or Activities Town of Tully

P	Permitted by right, subject to zoning permit and applicable standards
SPB	Special authorization by Planning Board
STB	Special authorization by Town Board
SC	Subject to special conditions in § 280-10
SPR	Site plan review required
Blank or NP	Not permitted

Land Use or Activity	**District**							**Reference Notes**
	A-1	**A-2**	**R-1**	**R-2**	**R-3**	**B-1**	**IND**	
A. Residential Uses								
1. Dwelling, single-family	P	P	P	P	P	NP	NP	
2. Dwelling, two-family	NP	NP	NP	P	NP	NP	NP	
3.1 Dwelling, multifamily, small scale	NP	NP	NP	SPB	NP	SPB	NP	§ 280-11B and C(1)
3.2 Dwelling, multifamily, large scale	NP	NP	NP	SPB	NP	NP	NP	§ 280-11B and C(1)
4. Dwelling, mobile	SC	SC	SC	SC	SC	SC	SC	§ 280-10B
5. Group residence	NP	NP	NP	STB	NP	NP	NP	§ 280-11D (See definitions.)
6. Accessory use or structure related to residential use	P	P	P	P	P	NP	NP	
7. Dwelling, townhouse	NP	NP	NP	SPB	NP	NP	NP	§ 280-11C(1)
8. Retirement housing	NP	NP	SPB	SPB	NP	SPB	NP	§ 280-11C(1) (See definitions.)
9. Cluster housing	SPB	SPB	SPB	SPB	SPB	NP	NP	See Definitions.
B. Community Uses								
1. Community center	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11B
2. Public or private school	NP	SPB	SPB	NP	NP	NP	NP	§ 280-11B
3. Religious uses	SPB	SPB	NP	NP	NP	NP	NP	§ 280-11C(2)
4. Cemetery	SPB	SPB	NP	NP	NP	NP	NP	§ 280-11B
5. Public park, playground	P	P	P	P	P	P	P	
C. Business Uses								
1. Agriculture uses	P	P	P	STB	NP	SPB	P	See definitions.
2. Roadside stand	SC	SC	SC	SC	SC	NP	SC	§ 280-10C (See definitions.)
3. Retail business benefitting from good highway access but not listed in this Schedule	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11C(3)
4. Mini-commercial warehouse for self storage and warehouse	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11C(4)
5. Nursing home	NP	NP	NP	SPB	NP	NP	SPB	§ 280-11B

Land Use or Activity	District							Reference Notes
	A-1	A-2	R-1	R-2	R-3	B-1	IND	
6. Day-care facility	NP	NP	SPB	SPB	SPB	NP	NP	§ 280-11B (See definitions.)
7. Commercial animal facility	SPB	SPB	NP	NP	NP	NP	SPB	§ 280-11C(5)
8. Funeral home	NP	NP	SPB	SPB	NP	SPB	NP	§ 280-11B
9. Medical center	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11B
10. Accessory use or structure related to business use	SPB	SPB	NP	NP	NP	SPB	SPB	§ 280-11B
11. Motel	NP	NP	NP	NP	NP	SPB	SPB	§ 280-11B(6)
12. Bed-and-breakfast	SPB	SPB	SPB	SPB	SPB	SPB	NP	§ 280-11C(7)
13. Nursery school	SPB	SPB	SPB	SPB	NP	NP	NP	§ 280-11C(8)
14. Commercial stable	P	P	NP	NP	NP	NP	NP	See definitions.
15. Drive-in or drive-through business	NP	NP	NP	NP	NP	SPB	NP	§ 280-11C(9)
16. Commercial off-season storage of boat, snowmobile, RV and similar vehicle	SPB	SPB	NP	NP	NP	NP	STP	§ 280-11B for A-1 and A-2 § 280-11D for IND
17. Off-site parking facility	SPB	SPB	SPB	SPB	SPB	SPB	SPB	§ 280-11C(10)
18. Gasoline service station	NP	NP	NP	NP	NP	NP	STB	
19. Automotive repair shop	NP	NP	NP	NP	NP	NP	SPB	§ 280-11C(13)
D. Business/Industry								
1. Wholesale business	NP	NP	NP	NP	NP	NP	P	
2. Manufacturing business	NP	NP	NP	NP	NP	NP	P	
3. General processing, assembly	NP	NP	NP	NP	NP	NP	P	
4. Truck or motor freight terminal	NP	NP	NP	NP	NP	NP	STB	§ 280-11D(3)
5. Use of accessory farm buildings for farm-related business	P	P	NP	NP	NP	NP	STP	§ 280-11D
6. Scientific research laboratory	NP	NP	NP	NP	NP	STB	STB	§ 280-11D(4)
E. Miscellaneous Uses								
1. Sign	SC	SC	SC	SC	SC	SC	SC	§§ 280-9D and 280-10D
2. Home occupation	SC	SC	SC	SC	SC	SC	SC	§ 280-10D
3. (Reserved)								
4. Wind power and other alternate domestic energy sources, except solar	STB	STB	STB	STB	STB	STB	STB	§ 280-11.2
5. Telecommunications tower and related accessory equipment	STB	STB	STB	NP	NP	STB	STB	§ 280-11D(5)
6. Utility structure	STB	STB	STB	STB	STB	STB	STB	§ 280-11D(6) (See definitions.)
7. Swimming pool	SC	SC	SC	SC	SC	SC	SC	§ 280-10F (See definitions.)
8. Adult-oriented business	NP	NP	NP	NP	NP	NP	STB	See Town Law
9. Mining	NP	NP	NP	NP	NP	NP	NP	Subject to agreement between the Town and Valley Realty in April 2001[2]

Land Use or Activity	District							Reference Notes
	A-1	A-2	R-1	R-2	R-3	B-1	IND	
10. Renewable energy facilities	See Notes Below	See Notes Below	See Notes Below	See Notes Below	See Notes Below	See Notes Below	See Reference Note	Such facilities shall include without limitation wind energy systems (§ 280-11.2).
11. Solar energy systems	STB	STB	STB	STB	STB	STB	STB	Rate 1; see § 280-11.3

Notes:

[1] Editor's Note: Subsequently amended pursuant to L.L. No. 1-2018, adopted 7-12-2017.

[2] Editor's Note: Supreme Court settlement.