

Town of Lake Pleasant Use Regulation Table

Adopted June 2, 2008

Legend

P=Permitted Outright
S=Site Plan Approval
X=Special Use Permit

RDR-8.5 Rural Density Residential
LDR-3.2 Low Density Residential-3.2
LR-3.2 Lakefront Residential-3.2
MDR-1.3 Medium Density Residential-1.3
MDMR - 1.3 Medium Density Manufactured Residential 1.3
LR-1.3 Lakefront Residential-1.3
LCR-1.3 Lakefront Commercial

BR-8.5 Business Residential-8.5
HR Hamelet Residential
CR-1.3 Commercial Residential - 1.3
RM Resource Management

If a P, S or X does not appear in the column for a specific use, that use is prohibited from that Zoning District

USES	RDR-8.5	LDR-3.2	LR-3.2	MDR-1.3	MDMR-1.3	LR-1.3	LCR-1.3	RM	BR-8.5	CR-1.3	HC
Major Boundary Line Adjustment	S	S	S	S	S	S	S	S	S	S	S
Minor Boundary Line Adjustment	P	P	P	P	P	P	P	P	P	P	P
RESIDENTIAL USES											
<i>HOUSING</i>											
NON-TRANSIENT											
One-family dwelling	P	P	P	P	P	P	P	P	P	P	P
Two-family dwelling	S	S		S	S	S	S	S	S	S	S
Multi-family dwelling		X		X	X		X	X	X	X	X
Modular Home	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home					P						
<i>HOUSING – TRANSIENT</i>											
Bed & Breakfast	X	X	X	X	X	X	X	X	X	X	X
Group camp, organized		X									
Recreational Campsite				P	P						
GENERAL USES											
Agriculture, nursery (wholesale)				P	P				P		
Agriculture, nursery (retail)									S		
Church	P	P	P	P	P	P	P		P	P	P
Cultural facilities (library, art gallery, museum, etc.)	X	X	X	X	X	X	X	X	X	X	S
Fishing, hunting camp, club	S	S						P	S		
Forest Practices		P	P	P	P			P			
Hospital											

USES	RDR-8.5	LDR-3.2	LR-3.2	MDR-1.3	MDMR-1.3	LR-1.3	LCR-1.3	RM	BR-8.5	CR-1.3	HC
Nursing or convalescent home											
Open Space Recreation	P	P	P	P	P	P	P	P	P	P	P
Public, Private utility	X			X	X	X	X	X	X		
Public, semi-public facility, Institution or building									P		P
School, public or private	P	P	P	P	P	P	P				
ACCESSORY USES											
Permitted Accessory Building or Use	P	P	P	P	P	P	P	P	P	P	P
Communications Towers, new											X
Communications Towers, co- location on existing											X
Home occupation (off site services)	S	S	S	S	S	S	S	S	S	S	S
Home occupation (on site services)	S	X	X	S	S	X	X	X	S	S	S
Guest House	S	S	S	S	S	S	S	S	S	S	S
BUSINESS USES											
Adult Use		X									
Automobile sales area	X ³	X ³		X ³			X ³		X	X	X
Bank	X ³	X ³		X ³			X ³		X	X	X
Bar or nightclub	X ³	X ³		X ³			X		X	X	X
Beauty or Barber Shop	X ³	X ³		X ³			X ³		X	X	X
Bowling alley	X ³	X ³		X ³			X ³		X	X	X
Commercial Recreation / Tourist Attraction	X	X		X	X		X	X	X		
Conference Center	X							X	X		X
Grocery/Food sales											X
Garage, service & repair											X
Gasoline filling stations/mini-marts	X ³	X ³		X ³			X ³		X	X	X
Hotel/Motel	X							X ⁴	X		X
Business and professional office building	X			X			X		X	X	X
Commercial Laundromat	X ³	X ³		X ³			X ³		X	X	X
Mixed use ²	X ³	X ³		X ³			X ³		X	X	X

USES	RDR-8.5	LDR-3.2	LR-3.2	MDR-1.3	MDMR-1.3	LR-1.3	LCR-1.3	RM	BR-8.5	CR-1.3	HC
Plaza mall/shopping center											X
Restaurant/Deli	X ³	X ³	X	X ³		X	X		X	X	X
Retail business or service not otherwise specifically mentioned herein	X ³	X ³		X ³			X		X	X	X
Road Stand	X ³	X ³		X ³			X ³		S	S	S
Skating rink									S		
Theatre									S		S
RURAL LIGHT INDUSTRIAL USES¹											
Commercial Excavation		X							X		
Research laboratory		X							X		

¹ Additional uses may be permitted by the Planning Board in designated areas in accordance with the provisions of Section 9(C)(4) Planned Rural Light Industrial District (PRLID)

² Both principal and secondary uses must be Allowable Uses within the District

³ Uses permitted by Special Use Permit only within 1,000 feet of the centerline of NYS Route 8, between Tamarack Road and the Arietta/Town of Lake Pleasant Town line.

⁴ Only permitted as part of an approved Conference Center.