

**ZONING**  
**Chapter 190 Schedule 2:**  
**District Schedule of Use Regulations**  
**Town of Highland, NY**

<b>KEY</b>				
P - Permitted Use. Requires Site Plan Approval (unless otherwise noted)				
SUP - Special Use Permit Required				
NA - Not Allowed				
<b>Uses<sup>2</sup></b>	<b>H-C Hamlet Commercial 1-Acre Minimum</b>	<b>R-1 Residential 2-Acre Minimum</b>	<b>R-2 Residential Agricultural 3-Acre Minimum</b>	<b>WLRD Washington Lake Resort District 3-Acre Minimum</b>
<b>Residential</b>				
Dwelling, accessory	SUP	SUP	SUP	NA
Dwelling, one-family, on less than 15% slopes <sup>1</sup>	P	P	P	P
Dwelling, two-family, on less than 15% slopes <sup>1</sup>	P	P	P	P
Dwelling, one-family, on slopes 15% or greater <sup>1,8</sup>	SUP	SUP	SUP	SUP
Dwelling, two-family, on slopes 15% or greater <sup>1, 8</sup>	SUP	SUP	SUP	SUP
Dwelling, Multiple family (not to exceed three units)	SUP	NA	NA	NA
Guest home	NA	SUP	SUP	SUP
Group home	SUP	SUP	SUP	NA
Home occupations	P	P	P	P
Manufactured homes <sup>1</sup>	P	P	P	P
Mixed commercial/residential dwelling	SUP	SUP	SUP	SUP
<b>General</b>				
Accessory building, vacant lot	SUP	SUP	SUP	NA
Agriculture	P	P	P	P
Animal husbandry	P	P	P	P
Campgrounds	SUP	SUP	SUP	NA
Cemeteries	SUP	SUP	SUP	NA
Clearcutting (over 3 acres)	SUP	P	P	SUP
Construction activities, on slopes of 15% of greater <sup>8</sup>	SUP	SUP	SUP	SUP
Communication towers	SUP	SUP	SUP	NA
Commercial logging <sup>4</sup>	P	P	P	NA
Education institutions	SUP	NA	NA	NA
Electric Vehicle Charging Station	P	P	P	P
Farm markets, temporary	SUP	SUP	SUP	SUP
Fire house and emergency services	P	P	P	P
Forestry management <sup>1</sup>	P	P	P	P
Impervious Surfaces Greater the 10% of Lot Coverage	SUP	SUP	SUP	SUP
Places of worship	SUP	SUP	SUP	SUP
Public utility structures and facilities	SUP	SUP	SUP	SUP
Public parks and recreation	SUP	SUP	SUP	SUP
Solar, Large-scale/ Utility-scale	SUP	SUP	SUP	SUP
Solar, Small Scale	P	P	P	P
Wind energy conversion system, Small Scale	NA	SUP	SUP	SUP

Uses <sup>2</sup>	H-C Hamlet Commercial 1-Acre Minimum	R-1 Residential 2-Acre Minimum	R-2 Residential Agricultural 3-Acre Minimum	WLRD Washington Lake Resort District 3-Acre Minimum
<b>Business/Commercial</b>				
Adult-oriented business <sup>3</sup>	SUP	NA	NA	NA
Automotive repair shops	SUP	SUP	NA	NA
Automotive sales and service	SUP	NA	NA	NA
Bed and breakfast establishments	SUP	P	P	SUP
Boat livery	SUP	SUP	SUP	SUP
Bowling Alley	SUP	NA	NA	NA
Business and professional offices	P	SUP	SUP	SUP
Car wash	SUP	NA	NA	NA
Drinking establishments	P	SUP	SUP	P
Farm brewery	SUP	SUP	SUP	NA
Game of chance establishment <sup>7</sup>	SUP	NA	NA	SUP
Golf course	NA	NA	SUP	NA
Hotel/Motel	SUP	SUP	SUP	SUP
Kennels	NA	SUP	SUP	NA
Medical facilities	SUP	NA	NA	NA
Quarrying, ≤750 cubic yards/ yr.	P	P	P	P
Repair shops, small engine	SUP	SUP	SUP	NA
Restaurants <sup>6</sup>	P	SUP	SUP	P
Retail stores	P	NA	NA	SUP
Sawmills	SUP	SUP	SUP	NA
Short term rental	P	P	P	P
Service establishments	P	SUP	SUP	SUP
Stables, commercial <sup>5</sup>	SUP	SUP	SUP	SUP
<b>Accessory Uses</b>				
Carport <sup>1</sup>	P	P	P	P
Electric vehicle charging station, Level 1 and 2	P	P	P	P
Electric vehicle charging station, Level 3	P	NA	NA	NA
Farm stand	P	P	P	P
Garage, private <sup>1</sup>	P	P	P	P
Garage sale <sup>1</sup>	P	P	P	P
Garden houses/tool sheds <sup>1</sup>	P	P	P	P
Other customarily accessory uses and/or buildings <sup>1</sup>	P	P	P	P
Stables, private <sup>1,5</sup>	P	P	P	P
Swimming pools <sup>1</sup>	P	P	P	P
<b>NOTES</b>				
1 - Site Plan Approval not required. Application to the Office of the Code Enforcement Officer may be required in accordance with Chapter 34. See Chapter 34 for requirements.				
2 - Refer to Article 4 Supplementary Regulations, for specific requirements, standards and conditions.				
3 - Refer to Town of Highland Code Chapter 20 Adult Oriented Business				
4 - Requires Commercial Logging Permit. Refer to Chapter 115 Commercial Logging. Site Plan Approval not required.				
5 - Maximum of two (2) horses per acre				
6 - Six (6) Acre Minimum Lot Area Required Outside H-C Zoning Districts				
7 - Less than 2,000 Square Feet in the Designated River Corridor				
8 - In Designated Delaware River Corridor only, Should be considered Permitted (P) outside of Corridor.				