

ZONING

160 Attachment 1

Town of Alfred

Land Use Table

**[Amended 3-11-1995 ATM by Art. 18; 3-17-2001 ATM by Art. 22; 3-29-2005 STM by Art. 2;
3-11-2006 ATM by Art. 24; 3-28-2009 ATM by Art. 21; 3-27-2010 ATM by Art. 20; 3-25-2011 ATM by Art. 20]**

Key and Notes:

- "A" means the use is allowed without a land use permit.
 - "C" means the use requires a land use permit authorized by the Code Enforcement Officer.
 - "P" means the use requires a land use permit authorized by the Planning Board.
 - "Pw" means the use requires a land use permit authorized by the Planning Board, and is authorized only in existing buildings erected prior to Tuesday, March 29, 2005, and is subject to the standards of the Wellhead Protection District 3, found in Article XIV.
 - "N" means the use is not allowed. It is prohibited.
 - "NA" means that the use is not applicable outside of Shoreland Zones .
 - 1 Center Village District
 - 2 Village District
 - 3 Commercial District
 - 4 Rural Residential District
 - 5 Resource Protection District, created pursuant to DEP Shoreland Zoning Guidelines
 - 6 Shoreland Limited Residential District, created pursuant to DEP Shoreland Zoning Guidelines
 - 7 Stream Protection District, created pursuant to DEP Shoreland Zoning Guidelines
 - 8 Wellhead Protection District 1
 - 9 Wellhead Protection District 2
 - 10 Wellhead Protection District 3
 - 11 Village Growth District
 - 12 Critical Rural District
 - 13 In RP not allowed within 75 feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.
 - 14 Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
 - 15 In RP not allowed in areas so designated because of wildlife value.
 - 16 Provided that a variance from the setback requirement is obtained from the Board of Appeals.
 - 17 See further restrictions in Section § 160-122, Essential Services.
 - 18 Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the Planning Board.
 - 19 Except as provided in Section § 160-108.D, Roads and Driveways.
 - 20 Single-family residential structures may be allowed by special exception only according to the provisions of Section 160-9?, Special Exceptions for New Single-family residential Structures in the Resource Protection District. Two-family residential structures are prohibited.
 - 21 Excluding bridges and other crossings not involving earthwork, in which case no permit is required.
 - 22 Permit not required, but must file a written "notice of intent to construct" with CEO.
 - 23 Only permitted on those properties in the Commercial District with street frontage located along Rt. 4, and not permitted in other portions of the Commercial District.
- *Note: Permitted uses in the Fort Ridge Drainage Overlay District shall be those permitted in the underlying district. Standards for the Fort Ridge Drainage Overlay District may be found in § 160-107, Stormwater runoff.

ALFRED CODE

Land Use Category	CVIL ¹	VIL ²	VILG ¹¹	COM ³	RRES ⁴	CRIT ¹²	RP ⁵	SHOR ⁶	STRM ⁷	WPD1 ⁸	WPD2 ⁹	WPD3 ¹⁰
1 RESIDENTIAL												
1.1 Single-family residences												
1.1.1 Single-family, site-built and/or modular home	C	C	C	C	C	C	P ²⁰	C	P ¹⁶	N	N	P
1.1.2 Single-family, mobile home	N	C	C	C	C	C	P ²⁰	C	P ¹⁶	N	N	P
1.1.3 Accessory apartments	C	C	C	C	C	C	N	C	N	N	N	P
1.1.4 Mobile home park	N	N	P	N	P	P	N	N	N	N	N	N
1.1.5 Cluster development	P	P	P	N	P	P	N	P	N	N	N	N
1.1.6 Temporary piers, docks, and other structures and uses extending over or below the normal high-water line or within a wetland	NA	NA	NA	NA	NA	NA	C ²¹	C ²¹	C ²¹	NA	NA	NA
1.1.7 Permanent piers, docks, and other structures and uses extending over or below the normal high-water line or within a wetland	NA	NA	NA	NA	NA	NA	P	P	P	NA	NA	NA
1.2 Two-family residences	C	C	C	C	C	C	N	C	N	N	N	N
1.3 Multifamily residences	P	P	P	P	N	N	N	N	N	N	N	N
1.4 Community living facility	P	P	P	P	P	P	N	P	N	N	N	N
1.5 Miscellaneous rooms for rent									N			
1.5.1 Bed-and-breakfast	P	P	P	N	P	P	N	N	N	N	N	N
1.5.2 Boardinghouse	P	P	P	P	P	N	N	N	N	N	N	N
1.6 Home occupations												
1.6.1 Office in the home	A	A	A	A	A	A	N	A	N	N	N	A
1.6.2 Home crafts	C	C	C	C	C	C	N	C	N	N	N	C
1.6.3 In-home sales or service	P	P	P	P	P	P	N	P	N	N	N	P
1.6.4 Home-based business	P	P	P	P	P	N	N	N	N	N	N	N
1.7 Garage and yard sales	A	A	A	A	A	A	A	A	A	N	N	A
1.8 Temporary school bus shelters	C	C	C	C	C	C	N	N	N	N	N	C
2 SALES OR RENTAL OF GOODS, MERCHANDISE OR EQUIPMENT												
2.1 With less than 2,500 square feet of gross floor area	P	P	N	P	N	N	N	N	N	N	N	P

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2.2 With 2,500 square feet or more of gross floor area	N	P	N	P	N	N	N	N	N	N	N	Pw
2.3 Low-impact use with 2,500 square feet or more of gross floor area	P	P	N	P	N	N	N	N	N	N	N	P
2.4 Convenience store	P	P	P	P	N	N	N	N	N	N	N	N
2.5 Adult businesses	N	N	N	P	N	N	N	N	N	N	N	N
2.6 Uses which by the nature of their operation require a shorefront location	N	N	N	N	N	N	N	P	N	N	N	N
3 OFFICE, CLERICAL, RESEARCH, OR SERVICES NOT PRIMARILY RELATED TO THE SALES OR RENTAL OF GOODS OR MERCHANDISE												
3.1 With less than 2,500 square feet of gross floor area	P	P	P	P	P	N	N	N	N	N	N	Pw
3.2 With 2,500 square feet or more of gross floor area	P	P	P	P	N	N	N	N	N	N	N	Pw
3.3 Operations with facilities to allow business to be conducted outside fully enclosed building	N	P	N	P	N	N	N	N	N	N	N	N
3.4 Drive-in banks	N	P	N	P	N	N	N	N	N	N	N	P
3.5 County offices and court facilities	P	P	N	P	N	N	N	N	N	N	N	Pw
4 MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING, OR TESTING OF GOODS, MERCHANDISE, OR EQUIPMENT												
4.1 With less than 2,500 square feet of gross floor area	P	P	N	P	N	N	N	N	N	N	N	N
4.2 With 2,500 square feet or more of gross floor area	N	P	N	P	N	N	N	N	N	N	N	N
4.3 Primary operations conducted outside fully enclosed building	N	P	N	P	N	N	N	N	N	N	N	N
5 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, AND FRATERNAL USE												
5.1 Schools												
5.1.1 Public or private elementary or secondary schools	P	P	P	P	N	N	N	N	N	N	N	N

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5.1.2 Public or private nursery school	P	P	P	P	N	N	N	P	N	N	N	N
5.1.3 Special purpose school	P	P	P	P	P	P	N	N	N	N	N	N
5.1.4 Horseback riding school	N	P	P	N	P	P	N	N	N	N	N	N
5.2 Places of worship including residences of religious order	P	P	P	P	P	P	N	N	N	N	N	N
5.3 Libraries, museums, art galleries, and art centers; including associated educational and instructional activities	P	P	P	P	P	P	N	N	N	N	N	Pw
5.4 Social, fraternal clubs and lodges, and union halls; not licensed to serve alcohol	P	P	N	P	N	N	N	N	N	N	N	N
5.5 Community activity center	P	P	P	P	P	N	N	N	N	N	N	N
6 RECREATION, AMUSEMENT, ENTERTAINMENT												
6.1 Activity conducted entirely within building or substantial structure												
6.1.1 Such bowling alley, skating rink, tennis court, pool hall, athletic, and exercise facilities	N	N	N	P	N	N	N	N	N	N	N	N
6.1.2 Movie theater	N	N	N	P	N	N	N	N	N	N	N	N
6.1.3 Live theater	N	N	N	P	N	N	N	N	N	N	N	P
6.1.4 Live theater, athletic or exercise facilities, or dance hall operated in an existing building	P	P	N	P	N	N	N	N	N	N	N	Pw
6.2 Activity conducted primarily outside enclosed buildings or structures												
6.2.1 Privately owned facilities, such as golf courses and tennis clubs which are not part of a residential development	N	P	P	P	P	P	N	N	N	N	N	N

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6.2.2 Publicly owned and operated facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., which are not part of a school facility	N	P	P	P	P	P	N	N	N	N	N	N
6.2.3 Recreational facilities operated as a business, such as gold driving range, miniature gold, not including waterslide-type activities	N	N	P	P	P	N	N	N	N	N	N	N
6.2.4 Horseback riding ring and/or stable, operated as a business	N	P	P	N	P	P	N	N	N	N	N	N
6.2.5 Bicycle racing track	N	N	N	P	P	N	N	N	N	N	N	N
6.2.6 Waterslide-type facilities, automobile and motorcycle race track	N	N	N	P	N	N	N	N	N	N	N	N
6.2.7 Open space use	A	A	A	A	A	A	A	A	A	A	A	A
7 INSTITUTIONAL RESIDENCE, CARE, CONFINEMENT FACILITIES												
7.1 Hospital	N	P	N	P	N	N	N	N	N	N	N	N
7.2 Nursing home or child-care facility	N	P	P	P	N	N	N	N	N	N	N	N
7.3 Residential care facility	N	P	P	P	N	N	N	N	N	N	N	N
7.4 Congregate care facility	N	P	P	P	P	N	N	N	N	N	N	N
7.5 Correctional facility	N	P	N	P	N	N	N	N	N	N	N	N
7.6 Registered medical marijuana dispensary	N	N	N	P ²³	N	N	N	N	N	N	N	N
8 RESTAURANTS												
8.1 No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure	P	P	N	P	N	N	N	N	N	N	N	N

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8.2 No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure allowed	P	P	N	P	N	N	N	N	N	N	N	N
8.3 Carry-out and delivery service, consumption outside fully enclosed structure allowed	N	N	N	P	N	N	N	N	N	N	N	N
8.4 Carry-out and delivery service, drive-in service, service or consumption outside fully enclosed structure allowed	N	N	N	P	N	N	N	N	N	N	N	N
9 BARS AND BOTTLE CLUBS	N	N	N	P	N	N	N	N	N	N	N	N
10 MOTEL/HOTEL/INN	N	N	P	P	N	N	N	N	N	N	N	N
11 MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS												
11.1 Motor vehicle sales or rental, and service; mobile home sales	N	N	N	P	N	N	N	N	N	N	N	N
11.2 Motor vehicle repair and maintenance, not including substantial body work	N	P	N	P	N	N	N	N	N	N	N	N
11.3 Motor vehicle painting and body work	N	P	N	P	N	N	N	N	N	N	N	N
11.4 Motor vehicle fuel sales	N	P	N	P	N	N	N	N	N	N	N	N
11.5 Car wash	N	N	N	P	N	N	N	N	N	N	N	N
12 STORAGE AND PARKING												
12.1 Automobile parking lots or garages not located on a lot on which there is another principal use to which the parking is related	N	N	N	P	N	N	N	N	N	N	N	N
12.2 Storage in a new building of goods not related to sale or use of those goods on the same lot where they are stored	N	N	N	P	N	N	N	N	N	N	N	N
12.3 Storage in an existing building of goods not related to sale or use of those goods on the same lot where they are stored	N	P	N	P	P	N	N	N	N	N	N	Pw
13 SCRAP MATERIALS STORAGE, SALVAGE YARDS, JUNKYARDS, OR AUTOMOBILE GRAVEYARDS	N	N	N	P	N	N	N	N	N	N	N	N

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14 SERVICES AND ENTERPRISES RELATED TO ANIMALS												
14.1 Animal care facility	N	P	P	P	P	N	N	N	N	N	N	N
14.2 Kennel	N	N	N	P	P	P	N	N	N	N	N	N
15 RESERVED												

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16 AGRICULTURE, FORESTRY, MINING AND OTHER MISCELLANEOUS OUTDOOR ACTIVITIES												
16.1 Agricultural operations, farming												
16.1.1 Excluding livestock	A	A	A	A	A	A	P	A	P	N	N	N
16.1.2 Animal husbandry	P	A	A	A	A	A	P	A	P	N	N	N
16.1.3 Aquaculture	P	P	P	P	P	P	P	P	P	P	P	P
16.2 Landscaping, earth moving, forestry, and mining												
16.2.1 Forest management operations	A	A	A	A	A	A	A	A	A	P	P	P
16.2.2 Timber harvesting	A	A	A	A	A	A	C	C	C	P	P	P
16.2.3 Clearing or removal of vegetation for activities other than timber harvesting	A	A	A	A	A	A	C ¹³	A	C	C	C	C
16.2.4 Mining operations, including mineral, sand or gravel extraction, and/or on-site sales of extraction products	N	P	P	P	P	P	P ¹⁵	P	N	N	N	N
16.2.5 Filling and earth moving of less than 10 cubic yards	A	A	A	A	A	A	C	A	C	A	A	A
16.2.6 Filling and earth moving of more than 10 cubic yards, but less than 100 cubic yards	A	A	A	A	A	A	P	P	P	P	P	P
16.2.7 Filling and earth moving of more than 100 cubic yards	C	C	C	C	C	C	P	P	P	P	P	P
16.2.8 Mineral exploration	A ¹⁴	A ¹⁴	A ¹⁴	A ¹⁴	A ¹⁴	A ¹⁴	A ¹⁴	A ¹⁴	N	A ¹⁴	A ¹⁴	A ¹⁴
16.3 through 16.4 (Reserved)												
16.5 Emergency operations	A	A	A	A	A	A	A	A	A	A	A	A
16.6 Fire prevention activities	A	A	A	A	A	A	A	A	A	A	A	A
16.7 Wildlife management practices	A	A	A	A	A	A	A	A	A	A	A	A
16.8 Soil and water conservation practices	A	A	A	A	A	A	A	A	A	A	A	A
16.9 Surveying and resource analysis	A	A	A	A	A	A	A	A	A	A	A	A

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17 MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES												
17.1 Airport	N	N	N	P	P	N	N	N	N	N	N	N
17.2 Heliport	N	P	N	P	P	N	N	N	N	N	N	N
17.3 Military reserve, National Guard centers	P	P	N	P	P	N	N	P	N	N	N	N
17.4 Post office	P	P	P	P	N	N	N	N	N	N	N	N
17.5 Public works and/or safety facilities	P	P	P	P	P	N	N	N	N	N	N	N
18 DRY CLEANER, LAUNDROMAT	N	N	N	P	N	N	N	N	N	N	N	N
19 ROADS CONSTRUCTION AND UTILITY FACILITIES												
19.1 Road construction	C	C	C	C	C	C	N ¹⁹	P	P	P	P	P
19.2 Land management roads	C	C	C	C	C	C	P	C	C	C	C	C
19.3 Septic systems and associated piping	C	C	C	C	C	C	N	C	N	N	N	P
19.4 Recycling or waste transfer station	N	P	N	P	N	N	N	N	N	N	N	N
19.5 Essential operations of the Water District	A	A	A	A	A	A	A	A	A	A	A	A
19.6 Essential services												
19.6.1 Roadside distribution lines (34.5 kv and lower)	A	A	A	A	A	A	C ¹⁷	A ²²	C ¹⁷	A	A	A
19.6.2 Non-roadside or cross-country distribution lines involving 10 poles or less in the Shoreland Zone	NA	NA	NA	NA	NA	NA	P ¹⁷	C ¹⁷	P ¹⁷	NA	NA	NA
19.6.3 Non-roadside or cross-country distribution lines involving 11 or more poles in the Shoreland Zone	NA	NA	NA	NA	NA	NA	P ¹⁷	P	P ¹⁷	NA	NA	NA
19.6.4 Other essential services	P	P	P	P	P	P	P ¹⁷	P	P ¹⁷	N	N	N
19.7 Service drops, as defined, for allowed uses	A	A	A	A	A	A	A	A	A	A	A	A
19.8 Other utility uses not included in 19.1 through 19.7	P	P	P	P	P	P	P	P	P	N	N	P
20 TOWERS												
20.1 Towers less than 50 feet tall	C	C	C	C	C	C	N	C	N	N	N	C
20.2 Towers 50 feet tall and taller	P	P	P	P	P	P	N	P	N	N	N	P

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21 OPEN AIR MARKETS												
21.1 Craft and flea markets	N	N	N	P	N	N	N	N	N	N	N	N
21.2 Craft and flea markets operated for up to 3 consecutive days by an educational, cultural, religious, philanthropic, social, or fraternal organization	C	C	C	C	C	C	N	C	N	N	N	C
21.3 Farmers' market	P	C	C	C	C	C	P	P	P	N	N	P
22 FUNERAL HOME	P	P	P	P	N	N	N	N	N	N	N	N
23 CEMETARY AND CREMATORIUM												
23.1 Public cemetery	N	P	P	P	P	P	N	N	N	N	N	N
23.2 Family cemetery	A	A	A	A	A	A	N	A	N	N	N	N
23.3 Crematorium	N	N	N	P	N	N	N	N	N	N	N	N
24 DAY-CARE FACILITIES												
24.1 Day-care home	P	P	P	P	P	P	N	N	N	N	N	P
24.2 Day-care center	P	P	P	P	P	P	N	N	N	N	N	Pw
24.3 Adult day-care home	P	P	P	P	P	P	N	N	N	N	N	P
24.4 Adult day-care center	P	P	P	P	P	P	N	N	N	N	N	Pw
25 TEMPORARY DWELLINGS USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NONRECURRING PURPOSE	C	C	C	C	C	C	N	C	N	N	N	C
26 COMMERCIAL GREENHOUSE OPERATIONS												
26.1 No on-premise sales permitted	N	P	P	P	P	P	N	N	N	N	N	N
26.2 On-premise sales permitted	N	P	P	P	P	P	N	N	N	N	N	N
27 SPECIAL EVENTS	C	C	C	C	C	C	N	N	N	N	N	N
28 CAMPING AREAS												
28.1 Campgrounds	N	P	N	N	P	N	N ¹⁸	P	N	N	N	N
28.2 Individual private camp sites	N	C	C	C	C	C	C	C	C	N	N	C
29 SIGNS	C	C	C	C	C	C	N	C	N	N	N	C
30 TELECOMMUNICATIONS TOWERS	P	P	P	P	P	P	N	P	N	N	N	P