

**TOWN OF BUCHANAN  
ORDINANCE NO. 2026-01**

**AN ORDINANCE AMENDING CHAPTER 525 ZONING OF THE  
MUNICIPAL CODE OF THE TOWN OF BUCHANAN**

The Town Board of the Town of Buchanan does hereby ordain as follows:

1. Table 525-31.1 of Chapter 525 Zoning of the Municipal Code of the Town of Buchanan is hereby repealed and replaced in its entirety as shown on the attached **Exhibit A**.
2. The following uses and definitions shall be added/updated to Section 525-31.1B:

**DATA CENTER: A physical facility that houses a large number of computers and network equipment to store, process and manage an organization's data.**

**CONVENTION / EXPOSITION CENTER / EVENT BARN**

Means a commercial facility used for assemblies or meetings of the members or representatives of groups, including exhibition space. This term does not include banquet halls, clubs, lodges or other meeting facilities of private or nonprofit groups that are primarily used by group members. **Event barns shall be in conjunction with an active farm/agricultural business.**

**INSTITUTIONAL USE** Shall be defined as:

- A. **Public and semipublic** nonprofit institutional uses, including schools, colleges and universities, and the like, provided principal access shall be directly onto a collector or arterial street.
- B. **Any Profit or nonprofit** organization that provides services to the public for free or through membership. Examples of organizations include but are not limited to YMCAs, Boys and Girls Clubs, Boy Scouts/Girl Scouts, Lions/Kiwanis/Rotary Clubs, and similar uses.


The Town of Buchanan Plan Commission has made a recommendation to the Town of Buchanan Town Board and the Town of Buchanan Town Board hereby finds the proposed amendment to Chapter 525 Zoning is consistent with its Comprehensive Plan.

If this conflicts with any section within the Town of Buchanan Municipal Code, this ordinance shall prevail.

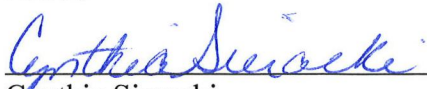
This Ordinance shall take effect upon passage and publication.

Adopted this 17th day of March 2026

**TOWN OF BUCHANAN:**

  
\_\_\_\_\_  
Joseph Coenen  
Town Chairperson

Attest:

  
\_\_\_\_\_  
Cynthia Sieracki  
Town Clerk/Treasurer

# Ordinance 2026-01 Exhibit A

**Table 525-31-1: Principal and Special Exception Uses and Structures**

Use Category	Site for Additional Regulations	Use Designations												
		AGD General Agricultural	CDC Commerce Overlay	RR Rural Residential	RSP Single Family Residential	RFT Two Family Residential	SFR Single-Family Residential	MHC Medium Density Residential	RMF Multi-Family Residential	CL Local Commercial	CR Regional Commerce of	CP Planned Commercial	IND Industrial	PT Public Institutional
Adult entertainment establishment	Ch. 185 & 525-31.1B												SE	
Agricultural / Agribusiness	525-31.1B	P								SE	SE		P	SE
Agricultural / Agribusiness adjacent uses	525-31.1B									SE	SE			
Agriculture	525-31.1B	P												
Airports, public or private	525-31.1B													P
Automobile drive-through	525-31.1B									SE	SE	SE		
Automobile salvage yards	Ch. 492 & 525-31.1B		SE											SE
Automobile use, sales and service	525-31.1B									P	P	P	P	
Bed and breakfast	525-31.1B									P	P			
Bed and breakfast	525-31.1B									P	P			
Brewing (info./wholesale only)	525-31.1B		SE	SE	SE									
Brewery/Brewpub (for restaurant)	525-31.1B									P	P	P	P	
Business, retail	525-31.1B									P	P	P	P	
Business, retail (shopping center)	525-31.1B									P	P	P	P	
Business, service	525-31.1B									P	P	P	P	
Business, vocational	525-31.1B									SE	SE			P
Certified Survey Map (CSM)	Chapter 469	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference and convention services building	525-31.1B		SE											P
Child, health/medical	525-31.1B									P	P	P	P	
Childs and organizations	Chapter 478									P	P	P		SE
Community development (CDBF)	525-31.1B									P	P	P	P	
Convalescent homes and nursing homes	525-31.1B										SE			P
Convention/visitor center (Data Center)	525-31.1B		SE							SE	SE	SE		P
Day care, family (8 or less children)	525-31.1B									P	P			P
Day care, group (9 or more children)	525-31.1B									SE	SE			P
Drive-in restaurant	525-31.1B									P	P	P	P	
Dwellings, Existing and new, farm residence (dwelling)	525-31.1B	P		P										
Dwellings, Existing, dwelling	525-31.1B			P	P	P	P	P	P	P	P	P	P	
Dwellings, Multi-Family Dwellings (7 or more units)	525-31.1B									P	P	P	P	
Dwellings, Single-family attached (dwelling)	525-31.1B									P	P	P	P	
Dwellings, Single-family detached (dwelling)	525-31.1B									P	P	P	P	
Dwellings, Two-family	525-31.1B									P	P	P	P	
Entertainment use indoor	525-31.1B									P	P	P	P	
Equipment rental	525-31.1B									P	P	P	P	
Farm/Construction equipment and machinery sales and service	525-31.1B		SE							SE	SE			SE
Farm/Construction equipment and machinery	525-31.1B									P	P			
Farm/Construction equipment and machinery	525-31.1B									P	P			
Farmland	525-31.1B	SE												
Farmland	525-31.1B									P	P			
Garden center, plant nursery	525-31.1B		P							P	P			
Government use	525-31.1B		SE											P
Government use	525-31.1B													P
Health and fitness	525-31.1B									P	P	P	P	
Institutional (public, not semi-public non-profit)	525-31.1B									SE				P
Institutional use (non-profit)	525-31.1B													P
Junkyard	525-31.1B													SE
Kennels and pet shops	525-31.1B									SE	SE			SE
Landfill/Recycling facility	525-31.1B													SE
Manufacturing use	525-31.1B & 4 525-49													P
Manufacturing use, special	525-31.1B & 4 525-49													SE
Manufacturing, light	525-31.1B & 4 525-49									SE	SE			
Manufacturing, light	525-31.1B									SE	SE			
Mixed Use	525-31.1B		SE							P	P	P	P	
Mobile home parks	Ch. 383													
Mobile homes	Chapter 383 & 525-31.1B		SE	P	P	P								
Nursing homes	525-31.1B									SE				P
Office	525-31.1B									P	P	P	P	
Outdoor movie theater	525-31.1B		SE							SE	SE			P
Outdoor storage, Accessory to principal or special exception use	525-31.1B	P								SE	SE	SE	P	P
Parks / Common open spaces	525-31.1B		P	P	P	P	P	P	P					P
Planned Unit Developments subject to 525-31	625-41		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Plan, Condominium	Chapter 469		P	P	P	P	P	P	P	P	P	P	P	P
Plan, Subdivision	Chapter 469		P	P	P	P	P	P	P	P	P	P	P	P
Radio/Television broadcast media	525-31.1B									SE	SE			
Recreational camp	525-31.1B		SE							P	P	P		
Recreational use, indoor	525-31.1B									SE	SE	SE		SE
Recreational use, outdoor	525-31.1B		SE	SE						SE	SE	SE		SE
Religious use	525-31.1B													
Resource extraction	525-31.1B		SE	SE										
Restaurants	525-31.1B									P	P	P	P	
School	525-31.1B													P
Solar Energy Systems (Large Scale)	4 525-55									SE	SE	SE	SE	SE
Solar Energy Systems (Mid Scale)	4 525-57									SE	SE	SE	SE	SE
Swimming establishment	525-31.1B													
Swimming pool	525-31.1B		P											P
Tavern/drinkery establishment	525-31.1B									P	P	P	P	
Truck repair terminal	525-31.1B													P
Utility, public or private	525-31.1B													P
Vehicle storage	525-31.1B		SE							P	P			
Warehouse/distribution, industrial	525-31.1B		SE											P
Warehouse, accessory to retail or service business	525-31.1B									P	P	P	P	
Wind Energy Systems (Utility scale)	Ch. 513		SE							P	P	P	P	SE
Wind Energy Systems (Utility scale)	525-31.1B		SE							P	P	P	P	P