

3.2 SCHEDULE OF PERMITTED USES

1. No building or permit shall be erected or altered in any district, except for uses designated for the district in the following schedule. No use shall be allowed except as provided by the following schedule and in compliance with all applicable provisions of this chapter. Also, site plan approval is required from the Planning Board pursuant to Section 6.7 for all construction or use in any district, except for a single-family residence and its accessory structures on any approved building lot. Accessory Structure Two needs Approval by Special Use Permit. No certificate of occupancy shall be issued until all other applicable provisions of this chapter have been met. Any use not specifically listed shall be deemed to be prohibited.

Symbols: P : Designates a use permitted by right.

X : Designates a temporary and/or conditionally permitted use requiring application for a special use permit issued by the Planning Board and allowed only if confirmed suitable in the specific case.

-- : Designates a use not permitted by right nor by special use permit.

NOTE: Site plan approval is required from the Planning Board pursuant to Section 6.7 for all construction or use in any district, except for a single-family residence and its accessory structures on any approved building lot.

DISTRICT

	CH-2	HDR-2	LDR-2	CON-7	C-1	FAO	AD/LI-1*	LC-1**
Accessory Apartments	P	P	P	P	P	--	P	P
Accessory Use/Building	P	P	P	P	P	X	P	P
Accessory Structure #2	X	X	X	X	X	X	X	X
Agriculture, excluding animals	P	P	P	P	P	P	P	P
Agriculture, including animals	X	X	P	P	X	P	P	X
Agricultural research	--	--	X	--	X	--	X	--
Amusement Center	--	--	--	--	X	--	--	X
Amusement – Specialty	--	--	--	--	X	--	--	X
Antique shop	P	X	X	X	P	X	X	X
Auction hall/Flea market	P	--	X	--	P	--	P	X
Automotive body repair	--	--	--	--	X	--	--	X
Airport	--	--	X	--	--	--	--	--

	CH-2	HDR-2	LDR-2	CON-7	C-1	FAO	AD/LI-1*	LC-1**
Bank	X	--	--	--	P	--	--	X
Bar, dance hall, nightclub	--	--	--	--	X	--	--	--
Bed and Breakfast	X	X	X	X	--	--	--	--
Bowling alley	--	--	--	--	X	--	--	--
Building supply	--	--	--	--	P	--	X	X
Camp	--	X	X	X	--	--	--	--
Campground	--	--	X	X	--	--	--	--
Car wash	--	--	--	--	X	--	--	X
Cemetery	X	X	X	X	--	--	--	--
Church/synagogue	P	P	P	P	--	--	--	X
Club	--	--	X	X	X	--	--	--
Cluster subdivision	P	P	P	P	--	--	--	--
Commercial Event Venue	X	X	X	X	P	X	X	X
Commercial greenhouse and plant nursery, including office and sales yard	--	--	X	X	P	--	P	X
Commercial parking lot	--	--	--	--	X	--	X	X
Community pole	P	P	--	--	P	--	--	P
Condominiums	X	X	X	X	--	--	--	--
Country club or golf course	--	X	X	X	--	X	X	--
Cultural facilities (Library, Museum, Art Gallery)	X	X	X	X	X	--	--	X
Drive-in theater	--	--	--	--	X	X	--	--
Dwelling, multi-family	X	X	X	P	X	--	X	X
Dwelling, two family	P	P	P	P	P	--	X	P
Dwelling, single family	P	P	P	P	P	X	P	P
Equipment rental or Sales yard	--	--	--	--	P	--	X	X
Farm greenhouse	--	P	P	P	P	--	P	X

	CH-2	HDR-2	LDR-2	CON-7	C-1	FAO	AD/LI-1*	LC-1**
Farm stand	P	P	P	P	P	X	P	X
Fence	P	P	P	P	P	P	P	P
Food Processing manufacturing	--	--	--	--	X	--	P	--
Funeral home	X	X	X	--	X	--	--	X
Furniture sales	--	--	--	--	P	--	--	X
Garage, Private	P	P	P	P	P	X	P	P
Gasoline filling station	X	--	--	--	X	--	X	X
Group home	X	X	X	X	X	--	--	X
Home occupations:								
HO1	P	P	P	P	P	P	P	P
HO2	P	P	P	P	P	P	P	P
Horse Stable	X	X	P	P	X	P	X	X
Hospital, nursing home or sanatorium	--	--	X	--	X	--	--	--
Hotel or motel including restaurant	--	--	X	--	X	--	--	--
Inn	X	X	X	X	--	--	--	X
Junkyard	--	--	--	--	--	--	--	--
Kennel	--	--	X	X	X	--	--	--
Large-Scale Solar Energy System	--	--	--	--	X	--	--	--
Laundry/dry cleaning	X	--	--	--	P	--	--	X
Light Industrial Park	--	--	--	--	X	--	P	--
Light Manufacturing	--	--	--	--	X	--	X	--
Manufacture, processing coal, tar, asphalt or petroleum products	--	--	--	--	--	--	--	--
Manufactured (Mobile Home) Single Section	--	--	P	--	--	--	--	--
Manufactured (homes) 2 sections or more	P	P	P	P	P	X	P	P

	CH-2	HDR-2	LDR-2	CON-7	C-1	FAO	AD/LI-1*	LC-1**
Meeting hall	X	--	X	--	X	--	--	X
Mines, Mining	--	--	--	--	X	--	--	--
Motor freight terminal	--	--	--	--	X	--	X	--
Motor vehicle repair	--	--	--	--	X	--	X	X
Motor vehicle sales	--	--	--	--	X	--	X	X
Multiple business professional or professional service office	--	--	--	--	X	--	X	X
Nursery school	X	X	X	X	X	--	--	X
Outdoor Boilers	--	--	--	X	X	--	--	--
Public recreation	X	X	X	X	X	X	--	X
Public utility	--	X	X	--	X	--	X	X
Radio, television and other electric transmission stations and towers	--	--	X	--	X	--	X	X
Recreational vehicle or manufactured home (mobile home) sales	--	--	--	--	X	--	X	--
Research laboratories	--	--	--	--	--	--	--	--
Restaurant	P	--	--	--	P	--	--	X
Retail business or service not otherwise specified and not otherwise prohibited in this chapter	X	--	--	--	P	--	X	X
Riding school	--	--	X	X	--	X	--	--
Satellite Dishes	X	X	P	P	P	P	P	X
School (private)	X	X	X	X	X	--	--	--
School (public)	X	X	P	--	--	--	--	--
Skating rink	--	--	--	--	X	--	--	--
Slaughterhouse	--	--	--	--	--	--	--	--
Solar Panel, Residential*	P	P	P	P	P	P	P	P
Special Event	P	P	P	P	P	P	P	P

	CH-2	HDR-2	LDR-2	CON-7	C-1	FAO	AD/LI-1*	LC-1**
Storage yard / Contractor's yard	--	--	--	--	X	--	X	X
Swimming pool, private	P	P	P	P	P	P	P	P
Swimming pool, public	X	X	--	--	P	P	--	X
Telecommunications Towers, Transmitting/Receiving Facility	--	--	X	--	X	--	X	X
Theater	--	--	--	--	X	--	--	--
Townhouses	X	X	X	X	--	--	X	X
Tourist home	X	X	X	--	--	--	--	--
Transportation terminal	--	--	--	X	--	--	--	--
Veterinary clinic	--	--	X	X	--	--	--	--
Veterinary office	X	X	X	X	X	--	--	X
Warehouse, excluding chemicals	--	--	--	--	X	--	X	--
Warehouse, including chemicals	--	--	--	--	X	--	X	--
Wholesale business or service not otherwise specifically mentioned herein and not otherwise prohibited in this chapter	--	--	--	--	X	--	X	--

*Solar Panel use by residences and business / Pole Mounted / Free Standing, shall be allowed in all districts with Site Plan Approval and Public Hearing. Roof Mounted Solar Panel Systems for use by residences and business, shall be a permitted use without the requirement for site plan approval.

3.3 SCHEDULE OF BULK REGULATIONS

1. No building shall be erected, moved, altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in accordance with the Schedule of Area and Bulk Regulations and all of the provisions of this law for the district in which such building or land is located.

District	Maximum Building Height (stories) (feet)		Minimum Lot Area (acres)	Maximum Lot Coverage (%)	Minimum Lot Width (sq.ft.)	Minimum Living Area Per Family	Minimum Building Yard Setback		
							Front (ft.)	Side (ft.)	Rear (ft.)
CH-2	2 1/2	35	2	25	150	700	40	20	20
HDR-2	2 1/2	35	2	25	150	700	40	20	20
LDR-2	2 1/2	35	2	20	150	700	40	40	40
CON-7	2 1/2	35	7	10	150	700	50	50	100
C-1	2	30	1	65	150	700	40	20	20
AD/LI-1	2 1/2	35	1	65	150	700	30	20	20
FAO	---	---	(Please refer to Section 4.15)						
LC-1	2 1/2	35	1	65	150	700	40	20	20

1. The minimum living area for two-family and multi-family residences shall be 400 square feet per unit
2. Setbacks are to be measured from property lines.
3. Within the Conservation District (CON-7) there shall exist an additional setback of 100 feet to be measured from the Hudson River shoreline.