

Town of New Paltz, NY
Tuesday, March 28, 2017

Chapter 140. Zoning

Article II. Use Regulations

§ 140-8. Permitted uses.

A. In the following schedule:

- (1) "P" designates a use permitted by right.
- (2) "O" designates a use permitted subject to additional standards pursuant to § 140-52 of this chapter by the Planning Board.
- (3) "X" designates a temporary and/or conditioned use contingent on securing a special use permit in each case from the Zoning Board of Appeals.
- (4) "S" designates a special permit use contingent on securing special permit approval in each case from the Planning Board pursuant to the procedural requirements set forth in § 140-55E and Article X.

[Added 6-18-1998 by L.L. No. 2-1998]

B. No building or premises shall be erected, altered or used except for one or more of the uses designated for any district^[1] as follows:

[Amended 12-30-1987 by L.L. No. 9-1987; 4-26-1990 by L.L. No. 6-1990; 6-18-1998 by L.L. No. 2-1998; 2-25-1999 by L.L. No. 3-1999; 2-25-1999 by L.L. No. 4-1999; 4-13-2000 by L.L. No. 1-2000; 9-28-2000 by L.L. No. 6-2000; 6-16-2005 by L.L. No. 3-2005; 12-27-2007 by L.L. No. 6-2007; 11-19-2009 by L.L. No. 6-2009; 8-19-2010 by L.L. No. 7-2010; 2-27-2014 by L.L. No. 1-2014]

Use	Districts								FF	GF
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW		
Residential Uses										
Detached one-family dwelling	P	P	P	P			O		O	O
Fraternity and sorority house										
Mobile home (§ 140-38)	O	O								
Multifamily dwelling				P	O					
Semidetached one-family dwelling			P							

Use	Districts									FF	GF
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW			
General Uses											
Agriculture, including the keeping of fowl or farm animals	P	P							O	O	O
Agriculture, not including the keeping of fowl or farm animals	P	P	P	P		P			P	P	P
Cemetery, in compliance with § 140-39	O	O	O								
Church or other place of worship	O	O	O	O	O	O					
Crematory, in compliance with § 140-39	O	O				O					
Cultural facilities (library, art gallery, museum, etc.)	O	O	O	O	O						
Day nursery	O	O	O	O	O						
Electrical vehicle charging stations equipped with DC Fast Charge EVSE, as defined in § 140-4C					O						
Essential services	O	O	O	O		O					
Golf course or country club	O	O	O	O					O	O	O
Hospital	O	O	O	O							
Institutional or philanthropic use	O	O	O	O	O						
Nonprofit club or recreation use	O	O	O	O	O	O			O	O	O
Nursing or convalescent home or sanatorium	O	O	O	O							
Private, academic or parochial school	O	O	O	O	O						
Public utility or transportation	O	O	O	O	O	O					

Use	Districts								FF	GF
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW		
Retail sale of agricultural produce grown on the same lot from a road stand	O	O	O	O	P	O			O	O
Vacation resort, camp, cottage or cabin development	X	X							X	X
Accessory Uses										
Accessory use customarily incidental to any of the uses mentioned herein and not on the same lot	X	X	X	X	X	X			X	X
Accessory use customarily incidental to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P			O	O
Electrical vehicle charging stations equipped with DC Fast Charge EVSE, as defined in § 140-4C					P	P				
Electrical vehicle charging stations equipped with EVSE capable of charging an electric vehicles at Level 1 or Level 2, as defined in § 140-4C	P	P	P	P	P	P	P	P	P	P
Home occupation, in compliance with § 140-26	P	P	P	P	P	P			P	P
Stables for horses for noncommercial purposes	O	O	O						O	O
Business Uses										

Use	Districts								FF	GF
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW		
Adult uses						S				
Airport	X	X								
Automobile storage or repair					O	O				
Bar or nightclub	X	X			O					
Bowling alley					O					
Car-washing station					O	O				
Commercial indoor recreation					O	O				
Commercial parking lot in compliance with § 140-33	X	X			O	O				
Dance hall or skating rink	X	X			O					
Drive-in movie					X					
Equipment rental or sales yard	X	X			O	O				
Funeral home					O	O				
Gasoline filling station in compliance with § 140-35					O					
General and professional office					O	O				
Hotel	X	X			O	O				
Laundry or dry-cleaning plant					O	O				
Major wireless communications facilities							S			
Minor wireless communications facilities	O	O	O	O	O	O	O		O	O
Mobile home (§ 140-38)	O	O								
Motel					O					
Newspaper offices and printing shops					O	O				
Repair of recreational sports vehicles as						S				

Use	Districts									
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF
ancillary use to automobile storage and repair										
Restaurant	X	X			O					
Retail business or service not otherwise specifically mentioned herein					O					
Riding academy	O	O							O	O
School conducted for profit					O					
Self-service laundry					O					
Shopping Center I (pursuant to § 140-26.1)					O					
Shopping Center II (pursuant to § 140-26.1)					O					
Theater or concert hall					O	O				
Veterinarian's office, animal hospital or kennel	X	X			X	X				
Wholesale business or service not otherwise specifically mentioned herein					O	O				
Light Industrial Uses										
Extractive operations and soil mining in compliance with § 140-37	X	X				X			X	X
Manufacture, fabrication, extraction, assembly, warehousing and other handling of material in compliance with §§ 140-18 and 140-28 and						O				

Use	Districts								FF	GF
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW		
excluding the prohibited uses listed below										
Research laboratory						○				

[1] Editor's Note: For provisions regarding the MHN District, see § 140-21 of this chapter.