

ZONING

360 Attachment 1

Village of Nyack

**Table 3-1  
Permitted Uses  
(See § 360-3.1)**

[Amended 5-26-2011 by L.L. No. 5-2011; 10-11-2012 by L.L. No. 11-2012; 7-16-2015 by L.L. No. 3-2015; 10-13-2016 by L.L. No. 3-2016; 6-29-2023 by L.L. No. 3-2023; 12-14-2023 by L.L. No. 6-2023; 5-23-2024 by L.L. No. 2-2024; 11-14-2024 by L.L. No. 14-2024]

KEY:

- P = Permitted Uses
- S = Special Permit Uses
- A = Accessory Uses
- = Prohibited Uses

Use	Residential Districts			Mixed Use Districts			Other Districts					Use-Specific Standards
	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M	H	
<b>Residential</b>												
Dwelling, single-family detached	P	P	P	—	—	P	P	—	—	—		
Dwelling, single-family attached	—	—	P	—	—	P	—	—	—	—		
Dwelling, two-family	—	P	P	—	—	P	P	—	—	—		
Dwelling, three-family	—	—	P	—	—	P	P	—	S	—		
Dwelling, multifamily (4+ units)	—	—	P	P	P	P	—	—	S	S <sup>5</sup>		
Dwelling, mixed use	—	—	—	P	P	P	P	—	S	—		Yes
Conversion of single-family dwelling to two-family dwelling	—	P	S	—	—	S	S	—	—	—		
Conversion of single- or two-family dwelling to three-family dwelling												
Group home	S	S	S	—	—	S	S	—	—	—		Yes
Retirement home, nursing home or assisted-living facility	—	—	S	S	S	S	S	S	S	S <sup>5</sup>		Yes
Adaptive Reuse				S						S <sup>5</sup>		
<b>Commercial</b>												

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Use	Residential Districts			Mixed Use Districts			Other Districts				Use-Specific Standards	
	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M		H
Adult Uses	—	—	—	—	—	—	—	S	—	—		Yes
Animal hospital or kennel	—	—	—	—	—	—	—	S	—	S		Yes
Arts/crafts studio	—	—	—	P	P	P	P	P	S	S		Yes
Art gallery	—	—	—	P	P	P	—	P	S	S		Yes
Bank	—	—	—	P	P	P	—	P	S	S		
Bar or tavern	—	—	—	P	P	P	—	P	—	—		
Bed-and-breakfast	S	S	S	S	S	S	S	S	S	S		Yes
Brew pub	—	—	—	S	S	S	—	—	—	—		
Bus or train station	—	—	—	P	P	S	—	P	—	S		
Cannabis Retail Dispensaries	—	—	—	S	S	—	—	S	—	—		
Commercial recreation - indoor	—	—	—	P	P	P	—	P	—	S		
Commercial recreation - outdoor	—	—	—	—	—	—	—	S	S	S		
Fast-food establishment	—	—	—	—	—	—	—	S	—	S		
Hotel or motel	—	—	—	S	S	—	—	P	S	S		
Inn	—	—	—	P	P	S	S	P	S	S		
Live/work space	—	—	—	P	P	P	P	—	—	—		
Microbrewery	—	—	—	S	S	—	—	—	—	—		
Office - general	—	—	—	P	P	P	P	P	S	S		Yes
Office - medical	—	—	—	P	P	P	P	P	—	S		
Outdoor storage and display-oriented retail	—	—	—	—	—	—	—	P	S	S		Yes
Parking - structured	—	—	—	P	P	S	—	S	—	S		Yes
Personal services	—	—	—	P	P	P <sup>1</sup>	S	P	S	S		Yes
Research and development	—	—	—	S	S	—	—	S	—	S		
Restaurant	—	—	—	P	P	P	—	P	S	S		Yes
Restaurant, take-out	—	—	—	P	P	P	—	P	S	S		
Retail sales and service	—	—	—	P	P	P <sup>1</sup>	—	P	S	S		Yes
Theater or cinema	—	—	—	P	P	P	—	P	—	S		
Veterinary offices	—	—	—	P	P	—	—	P	—	—		Yes
Waterfront facilities	—	—	—	—	—	—	—	—	P	—		
<b>Public and Institutional</b>												
Cemetery	S	—	—	—	—	—	—	—	—	—		
Clubhouse, community center or	S	S	S	P	P	S	S	P	S	—		Yes

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Use	Residential Districts			Mixed Use Districts			Other Districts				Use-Specific Standards	
	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M		H
place of worship												
Day-care center, adult	—	—	—	S	S	P	P	—	—	—		Yes
Day-care center, child, or nursery school	S	S	S	S	S	P	P	S	S	—		Yes
Hospital, clinic or related health care facility	—	—	—	—	—	—	—	—	—	P		
Medical educational facilities											P	
Not-for-profit ambulance facilities	—	S	—	S	S	—	—	S	—	—		Yes
Apartments accessory for not-for-profit ambulance facility		S		S	S		—	S	—	—	P	Yes
Professional offices related to medical use											P	
Residential treatment facilities meeting the requirements of the relevant state and county authorities											P	
Governmental use	P	P	P	P	P	P	P	P	P	P		
Public libraries	S	S	P	P	P	S	S	P	S	P		
Museum	—	—	—	P	P	P	P	P	S	—		
School - elementary and secondary	P	P	P	S	S	S	P	S	S	—		Yes
School - specialized	—	—	—	S	S	—	—	S	S	—		
Utility structure	S	S	S	P	P	P	S	P	S	P		
<b>Industrial</b>												
Industrial service use	—	—	—	—	—	—	—	P	—	P		
Manufacturing and production - heavy	—	—	—	—	—	—	—	—	—	P		
Manufacturing and production - light	—	—	—	—	—	—	—	P	—	P		
Printing and publishing	—	—	—	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	—	—	—	P		
Self-storage	—	—	—	—	—	—	—	P	—	P		
Telecommunications facility - collocated	—	—	—	P	P	P	P	P	S	P		Yes
Telecommunications facility - freestanding	—	—	—	—	—	—	S	—	P			Yes
Vehicle-related uses - general	—	—	—	—	—	—	—	P	—	—		Yes

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	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M		H
Vehicle-related uses - intense	—	—	—	—	—	—	—	P	—	—		Yes
Wholesale storage, warehousing and freight movement use	—	—	—	—	—	—	—	P	—	P		
<b>Accessory Uses</b>												
Accessory building or structure	A	A	A	A	A	A	A	A	A	A		Yes
Accessory uses incidental to the principal use on the site											A	
Drive-in or drive-thru facility	—	—	—	—	—	—	—	A/S	—	—		Yes
Home occupation	A	A	A	A	A	A	A	—	A	—		Yes
Mechanical amusement device	—	—	—	A	A	A	—	A	—	—		Yes
Office/studio - professional in a residential building	A	A	A (MFR-2 only)	A	A	A	A	A	—			Yes
Off-street parking, open and enclosed											A	
Outdoor dining	—	—	—	A	A	—	A	A	—			Yes
Parking - surface lot				S	S			AS				
Parking - structured				S	S			AS				
Rooftop dining										A/S		Yes
Sidewalk cafe	—	—	—	A/S	A/S	—	—	—	A/S	—		Yes
Signs											A <sup>4</sup>	
Swimming pool	A	A	A	A	A	A	A	A	A			Yes

NOTES:

1. In RMU no individual personal services or retail sales and services use shall exceed 5,000 square feet of floor area.
2. Permitted only when use shall not exceed 7,500 square feet of floor area.
3. Permitted only when use shall not exceed 5,000 square feet of floor area.
4. Subject to the provisions of the Zoning Code, § 360-4.11 et seq.
5. Special permit use applications for i) retirement homes, nursing homes and assisted living facilities, ii) multifamily dwellings, and iii) adaptive reuse shall be reviewed and approved or denied by the Village Board of Trustees.