

ZONING

215 Attachment 1

Town of Pawling

Schedule of Permitted Uses

[Amended 10-12-1982; 8-14-1984 by L.L. No. 5-1984; 4-30-1985 by L.L. No. 2-1985; 5-14-1985 by L.L. No. 3-1985; 2-8-2005 by L.L. No. 1-2005; 7-11-2012 by L.L. No. 2-2012; 4-8-2015 by L.L. No. 1-2015; 2-12-2020 by L.L. No. 1-2020; 12-13-2023 by L.L. No. 7-2023]

District	Principal Uses	Special Uses	Accessory Uses
R-1 through R-4 and CD	Animal husbandry Dwelling, 1-family Dwelling, 2-family, subject to the provisions of § 215-23 Farm, farm use and customary farm occupations Forest nurseries, tree seed gathering and extracting, gathering of gums and barks Forestry services Parks, public and private, excluding commercial facilities Stable, private Timber tract Wildlife preserve, private	Accessory apartment Airfield Bus passenger shelter Camp Carnival Cemetery Church or other place of worship Circus Clubs, private, community, fraternal, recreation, rod and gun Educational institutions of higher learning on a site not less than 100 acres Farm, cage-type poultry, on a site not less than 50 acres Farm, fur, on a site not less than 100 acres Funeral home Golf course Hospital, clinic Hospital, animal or veterinary clinic on a site not less than 10 acres Kennel on a site not less than 10 acres Libraries, public and semipublic Museums, public and semipublic Nursery school Nursing home Pet cemetery Public and private water supply system and facilities Public and private sewage disposal facilities Public utility electrical transmission lines Public utility substation Radio or television transmission and receiving facilities with their customary appurtenances Riding academy Roadside stand, not more than 1 per farm	Accessory use as defined herein Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures Yards on the same lot as a dwelling may contain a private garage or open parking area for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle, if meeting setback requirements Yards on the same lot as a dwelling may contain a playhouse, toolhouse, garden house or private swimming pool not operated for gain, if meeting setback requirements Customary home occupation as defined herein Signs, subject to the provisions of § 215-40 Solar energy systems

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District	Principal Uses	Special Uses	Accessory Uses
		Sanitarium on a site not less than 10 acres Schools, elementary and secondary private Schools, religious Stable, boarding, on a site not less than 5 acres Wildlife preserve, commercial	
VRD	Animal husbandry Dwelling, 1-family Dwelling, 2-family, subject to the provisions of § 215-23 Farm, farm use and customary farm occupations Forest nurseries, tree seed gathering and extracting, gathering of gums and barks Parks, public and private, excluding commercial facilities	Bus passenger shelter Church or other place of worship Clinic, medical or dental Clubs, private, community, fraternal, recreation Dwelling, multifamily, subject to the provisions of § 215-32 Hospital, clinic Libraries, public and semi-public Museums, public and semi-public Nursery school Public and private water supply system and facilities Public and private sewage disposal facilities Public utility electrical transmission lines Restaurant, subject to site plan approval, which can be accomplished in such a manner as to preserve the exterior character of structures in existence at the time of this amendment and preserve the neighborhood character Roadside stand, not more than 1 per farm Schools, elementary and secondary, private Schools, religious	Accessory use as defined herein Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures Between the yards of dwelling, a private garage or open parking for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle Between the yards of dwelling, playhouse, toolhouse, gardenhouse, private swimming pool not operated for gain Customary home occupation as defined herein Signs, subject to the provisions of § 215-40 Solar energy systems

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HA	<p>Dwelling, 1-family Dwelling, 2-family, subject to the provisions of § 215-23 Dwelling units secondary to a business use and not occupying any ground floor area Parks, public and private, excluding commercial facilities</p>	<p>Accessory apartment Bed-and-breakfast establishments Bus passenger shelter Church or other place of worship Clinic, medical or dental Clubs, private, community, fraternal, recreation Libraries, public and semi-public Subject to site plan approval, the following nonresidential uses: antique store, art gallery, museum, convenience shopping facility, restaurant and smokehouse, which can be accomplished in such a way as to preserve the exterior character of structures in existence at the time of this amendment (10-12-1982) and are consistent with the character of the district Nursery school Post office Public and private water supply system and facilities Public and private sewage disposal facilities Schools, elementary and secondary, private Schools, religious</p>	<p>Accessory use as defined herein Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures Between the yards of a dwelling, a private garage or open parking for operative passenger vehicles of a person residing or visiting on the premises and for not more than 1 commercial licensed vehicle Between the yards of a dwelling, playhouse, toolhouse, garden house, private swimming pool not operated for gain Customary home occupation as defined herein Signs, subject to the provisions of § 215-40 Solar energy systems</p>
District	Principal Uses	Special Uses	Accessory Uses
HB¹	<p>Animal husbandry Banks and credit agencies Bed-and-breakfast establishments Car wash Automobile body shop Automobile sales and rental Boat, boat trailer and marine accessory sales and rental Building materials sales, including lumberyards Cargo trailer, camping trailer sales and rental Commercial garages Commercial greenhouse and plant nursery, including office and sales yards</p>	<p>Amusement and recreation facilities, indoor and outdoor Dwelling, multifamily, HB only Hospital, clinic Kennel, on a site not less than 10 acres Mobile home sales Motor freight terminal Nursing home Quarrying and mining Storage of alcohol, gasoline, crude oil, liquefied petroleum gas or other highly flammable substances subject to the requirements of § 215-41</p>	<p>Accessory buildings and structures customarily associated with and incidental to the permitted uses Off-street parking and loading space for motor vehicles subject to the provisions of § 215-34 Signs, subject to the provisions of § 215-40 Solar energy systems</p>

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	<p>Construction equipment sales and rental</p> <p>Eating and drinking establishments, excluding drive-in</p> <p>Farm, farm use and customary farm occupations</p> <p>Farm machinery sales and rental</p> <p>Food, grocery and general merchandise stores</p> <p>Food preparation, processing and product development, including bakery</p> <p>Furniture store</p> <p>Gasoline filling station/convenience store</p> <p>Home furnishing and equipment store</p> <p>Ice storage and vending (3 tons or less capacity)</p> <p>Motel</p> <p>Motor vehicle service station subject to the provisions of § 215-28</p> <p>Offices, business, professional, research</p> <p>Personal service establishments</p> <p>Real estate office</p> <p>Restaurant</p> <p>Salesroom or shop of a builder, contractor or artisan</p> <p>Studio or gallery for a performing artist or artist, including instruction</p> <p>Miscellaneous retail store, including the making of articles to be sold on the premises, provided that any such manufacturing or processing shall be incidental to a retail business and not more than 5 persons shall be employed in such manufacturing or processing</p>	<p>Multiple use center in accordance with an integrated site and architectural plan to be approved by the Planning Board and which may include uses permitted elsewhere in the district and the following:</p> <ul style="list-style-type: none"> Apparel and accessory store Bakery Bank Bar or tavern Clinic, dental Clinic, medical Credit agencies other than banks Dormitory Drugstore Financial establishment Food stores Food service establishments General merchandise store Grocery store Hardware store Insurance carriers, agents, brokers and services Laundry, coin-operated, dry cleaner Motion-picture theater other than drive-in Professional services Restaurant Veterinary hospital Warehouse Wholesale business 	

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MBI ²	<p>Animal husbandry Amusement, cultural and recreation facilities, indoor and outdoor Banks, credit agencies and financial establishments Bar or tavern Clinic, medical or dental Farm, farm use and customary farm occupations Food preparation, processing and product development, including bakery Forest nurseries, tree seed gathering and extracting, gathering of gums and barks Forestry services Insurance carriers, agents, brokers and services Lodging and conference-event center Office buildings for business and professional use, including administrative, scientific research and development, educational, statistical, financial and similar activities, and which does not constitute a hazard or nuisance and will meet the criteria of the performance standards in § 215-35 Restaurants and food service establishments Riding academy</p>	<p>Any industrial or manufacturing use, including the fabrication, converting, processing, altering, assembly or other handling of products, the operation of which uses only electric power not generated on site and which use does not constitute a hazard or nuisance and will meet the criteria of the performance standards in § 215-35 Dormitory Hospital, clinic and nursing home Motor freight terminal Nursery school Retail store selling one or more types of merchandise or services, including but not limited to food, grocery and general or specialty merchandise Multiple use center in accordance with an integrated site and architectural plan to be approved by the Planning Board and which may include uses permitted elsewhere in the district and the following: a. Laundry, coin-operated, dry cleaner. b. Miscellaneous retail store, including the making of articles to be sold on the premises, provided that any such manufacturing or processing shall be incidental to a retail business and not more than 5 persons shall be employed in such manufacturing or processing. c. Motion-picture theater other than drive-in. d. Veterinary hospital. Storage of alcohol, gasoline, crude oil, liquefied petroleum gas or other highly flammable substances subject to the requirements of § 215-41 Warehousing, storage buildings Wholesale business</p>	<p>Accessory buildings and structures customarily associated with and incidental to the permitted uses Off-street parking and loading space for motor vehicles subject to the provisions of § 215-34 Signs, subject to the provisions of § 215-40 Solar energy systems</p>

NOTES:

¹All uses permitted in the HB Districts are subject to site plan approval and supplemental requirements in § 215-31.1.
²All uses permitted in the MBI District are subject to site plan approval and supplemental requirements in § 215-31.2.
³The former regulations for the FH District, which immediately followed, were repealed 2-8-2005 by L.L. No. 1-2005.
 Planned Development District: See § 215-36.
 Environmentally Sensitive Area: See § 215-24.