

ZONING

275 Attachment 1

Town of Pine Plains

Table A
Schedule of Use Regulations
 [Amended 5-21-2015 by L.L. No. 3-2015; 9-16-2021 by L.L. No. 1-2021; 3-17-2022 by L.L. No. 1-2022; 10-20-2022 by L.L. No. 3-2022; 4-20-2023 by L.L. No. 1-2023]

Key to Symbols.

- P = Denotes a use permitted as a matter of right; Planning Board approval is not required.
- SU = Denotes a use that is allowed by special use permit approval by the Planning Board. Except as otherwise set forth in this Zoning Law, a special use shall require site plan approval by the Planning Board.
- SP = Denotes a use permitted as a matter of right and requiring site plan approval by the Planning Board.
- X = Denotes that a use is prohibited.
- USP = Denotes a use that is permitted pursuant to the Town of Pine Plains NYS Unified Solar Permit by the Town Enforcement Officer.

Use	Zoning District								
	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Residential Uses									
Dwelling, mixed-use building (§ 275-56A)	SU	SU	SU	SU	SU	SU	SU	X	SU
Dwelling, manufactured home (§ 275-21B)	X	SP	SP	SP	SP	SP	SP	SP	X
Dwelling, multiple-family (§ 275-56B)	X	SU	SU	SU	SU	SU	SU ⁽¹⁾	X	X
Dwelling, senior citizen (§ 275-56B)	X	SU	SU	SU	SU	SU	SU	X	X
Dwelling, single-family attached (§ 275-56C)	X	SU	SU	SU	SU	SU	SU ⁽¹⁾	X	X
Dwelling, single-family detached	X	P	P	P	P	P	P	P	X
Dwelling, single family semi-detached (§ 275-56C)	X	SU	SU	SU	SU	SU	SU ⁽¹⁾	X	X
Dwelling, two-family	X	P	P	P	P	P	P	SP	X
Dwelling, two-family conversion (§ 275-21C)	X	SP	SP	SP	SP	SP	SP	SP	X
Uses Accessory to Residential Uses									
Customary accessory use	P	P	P	P	P	P	P	P	P
Dwelling, accessory (§ 275-56D)	SU	SU	SU	SU	SU	SU	SU	SU	X
Dwelling, elder cottage (§ 275-56E)	SU	SU	SU	SU	SU	SU	SU	SU	X
Dwelling, caretaker or	X	X	X	X	X	X	SP/	SP/	

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	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
guest cottage (§ 275-56D)							SU ⁽²⁾	SU ⁽²⁾	X
Home occupation, minor	P	P	P	P	P	P	P	P	P
Home occupation, major (§ 275-56F)	SU	SU	SU	SU	SU	SU	SU	SU	SU
Swimming pool (§ 275-19F)	P	P	P	P	P	P	P	P	P
Tier 1 roof-mounted solar PV installations (§ 275-24B)	USP	USP	USP	USP	USP	USP	USP	USP	USP
Nonresidential Uses									
Agricultural operations	X	X	X	X	P	P	P	P	P
Airstrip (§ 275-56G)	X	X	X	X	X	X	SU	X	X
Automotive repair (§ 275-56H)	X	SU	X	X	X	X	SU	X	SU
Automotive sales (§ 275-56I)	X	SU	X	X	X	X	X	X	SU
Automotive service station (§ 275-56J)	X	SU	X	X	X	X	X	X	SU
Bank	SP	SP	X	X	SP	SP	X	X	X
Bank, with drive-through (§ 275-56K)	X	SU	X	X	X	X	X	X	X
Bed-and-breakfast (§ 275-56L)	SU	SU	SU	SU	SU	SU	SU	SU	SU
Camp, day (§ 275-56M)	X	X	X	X	X	X	SU	SU	X
Camp, seasonal (§ 275-56M)	X	X	X	X	X	X	SU	SU	X
Cannabis retail dispensary (§ 275-56OO)	SU	SU	X	X	X	X	X	X	SU
Car wash (§ 275-56N)	X	SU	X	X	X	X	X	X	SU
Cemetery (§ 275-56O)	X	X	X	X	X	X	SU	X	X
Commercial logging (§ 275-56P)	X	X	X	X	X	X	SU	SU	X
Communications facility/personal wireless service facility or tower (§ 275-56Q)	X	X	X	X	X	X	SU	SU	X
Convenience store associated with automotive service station (§ 275-56R)	X	SU	X	X	X	X	X	X	SU
Craft workshop	SP	SP	SP	SP	SP	SP	SP	SP	SP
Day-care center (§ 275-56S)	SU	SU	X	X	SU	SU	SU	X	X

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	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Educational facility (§ 275-56T)	SU	SU	X	X	SU	SU	SU	X	SU
Equipment storage (§ 275-56U)	X	SU	X	X	X	X	SU	X	SU
Farm market (§ 275-56V)	SP	SP	X	X	SP	SP	SP	SP	SP
Farmers' market	P	P	X	X	P	P	P	SP	P
Farm stand	P	P	P	P	P	P	P	P	P
Funeral home	SP	SP	X	X	X	X	SP	X	SP
Golf course (§ 275-56W)	X	X	X	X	X	X	SU	X	X
Heliport	X	X	X	X	X	X	X	X	X
In-patient health care facility (§ 275-56X)	X	SU	X	X	X	X	SU	X	SU
Kennel (§ 275-56Y)	X	X	X	X	X	X	SU	X	X
Laundromat	SP	SP	X	X	X	X	X	X	SP
Lodging (§ 275-56Z)	SU	SU	X	X	SU	SU	X	X	SU
Manufacturing (§ 275-56AA)	X	X	X	X	X	X	SU	X	SU
Membership club	SP	SP	X	X	SP	SP	SP	SP	SP
Membership club, multiple-use social and recreation (275-56BB)	X	X	X	X	X	X	SU	X	X
Mining	Refer to § 275-27 of this Zoning Law								
Municipal support	X	SP	X	X	X	X	SP	SP	SP
Office (§ 275-56CC)	SP	SP	X	X	X	X	SU	SU	SP
Office, medical	SP	SP	X	X	SP	SP	X	X	SP
Performing arts/cultural uses	SP	SP	X	X	X	X	X	X	SP
Public utilities (§ 275-56DD)	SU	SU	SU	SU	SU	SU	SU	SU	SU
Recreation, commercial indoor (§ 275-56EE)	SU	SU	X	X	X	X	SU	X	SU
Recreation, commercial outdoor (§ 275-56EE)	X	X	X	X	X	X	SU	X	SU
Religious institution	SP	SP	SP	SP	SP	SP	SP	SP	SP
Research/Laboratory facility (§ 275-56FF)	X	X	X	X	X	X	SU	X	SU
Resort (§ 275-56GG)	X	X	X	X	X	X	SU	X	X
Restaurant (§ 275-56HH)	SP	SP	X	X	X	X	SU	X	SP
Retail use	SP	SP	X	X	SP	SP	X	X	SP
Riding stable or academy (§ 275-56II)	X	X	X	X	X	X	SP	SP	X
Self-storage facility (§ 275-56JJ)	X	SU	X	X	X	X	SU	X	SU

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	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Service business, with no customers on site (§ 275-56KK)	SP	SP	X	X	X	X	SU	SU	SP
Service business, with customers on site (§ 275-56KK)	SP	SP	X	X	SP	SP	SU	X	SP
Shooting preserve (§ 275-56LL)	X	X	X	X	X	X	SU	SU	X
Tier 2 ground-mounted installations accessory to the primary use on a parcel (§ 275-24C)	SP	SP	SP	SP	SP	SP	X	X	SP
Tier 3 large-scale solar installations (§ 275-24D)	X	X	X	X	X	X	SU	SU	X
Veterinary hospital (§ 275-56Y)	X	X	X	X	X	X	SU	SU	SU
Warehouse (§ 275-56MM)	X	SU	X	X	X	X	SU	X	SU
Zoo (§ 275-56NN)	X	X	X	X	X	X	SU	SU	X
Uses Accessory to Nonresidential Uses									
Customary accessory uses	P	P	P	P	P	P	P	P	P

NOTES:

- (1) Conservation subdivision only
- (2) More than one accessory, guest or caretaker cottage or combination thereof on an individual lot may require a special use permit as provided in § 275-56D.
- (3) Uses in the AG-O District shall be regulated in accordance with the use regulations applicable to the underlying base zoning district and § 275-26 of the Zoning Law.
- (4) Uses in the M-O Districts shall be regulated in accordance with the use regulations applicable to the underlying base zoning district and in accordance with § 275-27 of the Zoning Law.