

ZONING

151 Attachment 2

Table 4
District Schedule of Uses
[Amended 3-12-2025 by L.L. No. 1-2025]

P = Permitted Use; SP = Special Permit Required; X = Prohibited Use; * = Site Plan Required								
Land Use	Zoning District							Use-Specific Standards
	R	VR	RMU	VMU	VC	CMU	B	
Residential Principal Uses								
Household Living								
Detached single-family dwelling	P	P	P	P	X	X	X	
Attached single-family dwelling	X	P*	X	P*	X	X	X	
Two-family dwelling	X	P*	P*	P*	X	X	X	
Three-family dwelling	X	SP*	P*	P*	X	X	X	
Multi-family dwelling	X	X	P*	P*	X	P* ¹	P*	
Townhouse dwelling	X	P*	P*	P*	X	X	X	
Upper floor or basement apartment	X	X	P*	P*	P*	P*	P*	
Ground-floor apartment	X	X	P*	SP*	X	X	P*	
Live-work dwelling	X	SP*	X	SP*	X	X	X	§ 151-67M
Manufactured home/manufactured home park	X	P* ²	P* ²	X	X	X	X	§ 151-65
Group Living								
Assisted living facility	SP*	X	SP*	X	X	SP* ³	X	§ 151-67E
Community residential facility	P	P	P	P	P	P	P	§ 151-67J
Residential Accessory Uses								
Customary accessory uses and related structures	P	P	P	P	P	P	P	§ 151-68
Accessory dwelling unit	SP	SP	X	X	X	X	X	§ 151-68B
Boarders or lodgers	P	P	P	P	P	P	P	§ 151-68C
Electric vehicle charging station	P	P	P	P	P	P	P	§ 151-68F
Family day-care home	P	P	P	P	P	P	P	§ 151-68G
Group family day-care home	P	P	P	P	P	P	P	§ 151-68G
Home occupation Class 1	P	P	P	P	P	P	P	§ 151-68H
Home occupation Class 2	SP	SP	SP	SP	SP	X	SP	§ 151-68H
Short-term rental, hosted	P	P	P	P	P	P	P	§ 151-68L and Chapter 124
Short-term rental, unhosted	X	X	X	X	X	X	X	
Solar carport	P	P	P	P	P	P	P	§ 151-68M
Nonresidential Principal Uses								
Civic and Institutional Uses								
Child day-care center	SP*	SP*	SP*	SP*	SP*	SP*	SP*	§ 151-67H
Club, not-for-profit	X	X	X	SP*	P*	P*	P*	§ 151-67I
Community center	SP*	SP*	SP*	SP*	SP*	SP*	SP*	
Colleges and universities	X	X	SP*	X	X	SP*	SP*	

WAPPINGERS FALLS CODE

P = Permitted Use; SP = Special Permit Required; X = Prohibited Use; * = Site Plan Required								
Land Use	Zoning District							Use-Specific
	R	VR	RMU	VMU	VC	CMU	B	
Library	X	X	X	P*	P*	P*	P*	
Municipal use	P*	P*	P*	P*	P*	P*	P*	
Museum use	X	X	X	P*	P*	P*	P*	
Nature or wildlife preserve	P	P	P	P	P	P	P	
Park, private	P*	P*	P*	P*	P*	P*	P*	
Park, public	P*	P*	P*	P*	P*	P*	P*	
Place of worship	X	SP*	X	P*	P*	P*	X	
Police or fire station	X	X	X	SP*	SP*	P*	X	
Post office	X	X	X	X	SP*	P*	X	§ 151-67R
Public utility or services, major	X	X	X	X	X	SP*	X	
Public utility or services, minor	P	P	P	P	P	P	P	
School, private or public	X	X	SP*	SP*	X	SP*	SP*	
School, studio or vocational	X	X	X	SP*	SP*	SP*	SP*	§ 151-67S
Wireless telecommunications	See § 151-67V							
Commercial Uses								
Agriculture	P	P	P	P	P	P	P	
Animal grooming	X	X	X	X	SP*	SP*	SP*	§ 151-67B
Animal hospital or veterinarian	X	X	X	X	X	P*	P*	§ 151-67C
Animal kennel	X	X	X	X	X	SP*	X	§ 151-67D
Bar or tavern	X	X	X	X	SP*	SP*	SP*	§ 151-67F
Cannabis retail dispensary	X	X	X	X	X	SP*	X	§ 151-67G
Conference center	X	X	X	X	X	P*	P*	
Convenience store	X	X	X	SP*	X	P*	X	§ 151-67K
Craft beverage manufacturing facility	X	X	X	X	SP*	SP*	SP*	
Fitness center	X	X	P*	SP*	P*	P*	P*	
Food truck	X	X	X	X	X	P	P	Chapter 85 ⁴
Formula business	X	X	X	X	X	P*	X	
Funeral home	X	X	X	SP*	X	P*	X	
Gasoline station	X	X	X	X	X	P*	X	§ 151-67U
Hotel	X	X	X	X	X	P*	X	§ 151-67N
Inn/B&B	X	X	X	X	SP*	P*	P*	§ 151-67N
Laundromat	X	X	X	X	SP*	SP*	X	§ 151-67L
Marina	X	X	SP*	SP*	SP*	SP*	SP*	§ 151-67O
Medical clinic or lab	X	X	X	X	X	P*	X	
Nightclub	X	X	X	X	X	SP*	X	§ 151-67P
Office, business or professional	X	X	P*	P*	P*	P*	P*	
Office, medical or dental	X	X	P*	P*	P*	P*	P*	
Parking structure	X	X	SP*	SP*	SP*	SP*	SP*	§ 151-67Q
Plant nursery/garden center	X	X	SP*	SP*	SP*	P*	P*	
Recreation facility, commercial indoor	X	X	P*	X	SP*	P*	P*	
Recreation facility, commercial outdoor	X	X	P*	X	X	P*	SP*	
Restaurant	X	X	X	SP*	P*	P*	P*	
Retail business	X	X	X	P*	P*	P*	P*	
Service business	X	X	X	P*	P*	P*	P*	
Theater	X	X	X	X	P*	P*	P*	

ZONING

P = Permitted Use; SP = Special Permit Required; X = Prohibited Use; * = Site Plan Required								
Land Use	Zoning District							Use-Specific
	R	VR	RMU	VMU	VC	CMU	B	
Vehicle sales/rental	X	X	X	X	X	P*	X	§ 151-67U
Vehicle service facility	X	X	X	X	X	P*	X	§ 151-67U
Vehicle wash	X	X	X	X	X	P*	X	§ 151-67U
Industrial Uses								
Dry-cleaning plant	X	X	X	X	X	P*	X	
Light manufacturing/assembly/artisan industries/makerspace	X	X	X	X	X	P*	P*	
Self-storage facility	X	X	X	X	X	X	SP*	§ 151-67T
Technology/research facility	X	X	X	X	X	P*	P*	
Warehouse	X	X	X	X	X	P*	P*	
Nonresidential Accessory Uses								
Customary accessory uses and related structures	P	P	P	P	P	P	P	
Craft beverage pub	X	X	X	SP*	SP*	SP*	SP*	§ 151-68D
Curbside pickup	X	X	X	X	X	P*	X	
Drive-through facility	X	X	X	X	X	SP*	X	§ 151-68E
Electric vehicle charging station	X	X	P*	P*	P*	P*	P*	§ 151-68F
Outdoor dining	X	X	X	SP*	SP*	P*	SP*	§ 151-68I
Parking, mechanical (two vehicles maximum)	P	P	P	P	P	P	P	§ 151-44K(8)
Parking, mechanical (three or more vehicles)	SP*	SP*	SP*	SP*	SP*	SP*	SP*	§ 151-44K(8)
Solar canopy	X	X	P*	P*	P*	P*	P*	§ 151-68M
Vehicle towing service	X	X	X	X	X	SP*	X	§ 151-68O
Temporary Uses								
Fair, festival or similar event (on premises)	P	P	P	P	P	P	P	§ 151-69A
Farmers' market	X	X	X	X	P	P	X	§ 151-69B
Private garage and yard sale	P	P	P	P	P	P	P	§ 151-69C and Chapter 87
Temporary construction office or yard	P	P	P	P	P	P	P	§ 151-69D
Temporary portable storage container	P	P	P	P	P	P	P	§ 151-69E
Temporary real estate sales/leasing office	P	P	P	P	P	P	P	§ 151-69F
Temporary/seasonal sales	P* ⁵	P* ⁵	P* ⁵	P* ⁵	P* ⁵	P* ⁵	P* ⁵	§ 151-69G

- ¹ Multifamily dwelling is only permitted in back buildings in the CMU District; this use is not permitted in linear buildings.
- ² This use is only permitted in that portion of the VR and RMU Districts that is located within the Manufactured Home Overlay District.
- ³ This use is not permitted on lots with frontage on Route 9, with the exception of flag lots.
- ⁴ See Chapter 85 for exceptions.
- ⁵ Site plan approval is not required if the time period set forth in § 110-12 of the Village Code is not exceeded.