

ZONING

232 Attachment 2

Town of Copake

Table 2
Table of Use Regulations

[Amended 10-8-2020 by L.L. No. 1-2020; 11-10-2022 by L.L. No. 4-2022; 12-28-2023 by L.L. No. 11-2023]

KEY:

P A use permitted by right.

SU A conditional use contingent on securing a special use permit in each case from the Zoning Board of Appeals. When a special use permit is required, a site plan approval is required to be done concurrently.

SP A use contingent on securing a site plan approval from the Planning Board.

X The use is prohibited.

Uses	RU Agriculture and Rural Residential	HW-B Highway Business	CL Copake Lake	TS Taconic Shores	CRS Chrysler, Rhoda, Snyder Ponds	MU Mixed Use	H Hamlet (Copake, Copake Falls, North Copake, Crarryville	HB Hamlet Business
Residential Uses								
Accessory dwelling unit	SP	SP	SP	SP	SP	SU	SP	SP
Assisted living facility	SU	SU	X	X	X	SU	X	X
Dormitory	X	X	X	X	X	SU	SU	SU
Manufactured home as a single-family dwelling	SP - only for farm worker housing	X	X	X	X	X	X	X
Multifamily dwelling	X	SP	X	X	X	SU	SU	SU
One-family dwelling	P	P	P	P	P	X	P	P
Residential apartment in commercial building	SU	SU	SU	X	SU	SU	P	P
Senior citizen housing	SU	X	SU	X	SU	SU	P	P
Two-family dwelling	P	X	P	X	P	X	P	P
General Uses								
Accessory uses incident to any permitted use on the same lot	P	P	P	P	P	P	SP	SP
Agriculture for home use	P	P	P	P	P	P	P	P
Bed-and-breakfast	SU	SU	SU	X	SU	X	P	P

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Camp, campground	SU	X	X	X	X	SU	X	X
Cemetery	SU	X	X	X	X	X	X	X
Church or other place of worship	SU	SU	X	X	X	SU	SP	SP
Cultural facilities (library, museum, etc.)	SU	SU	SU	X	SU	SU	SP	SP
Day-care facility (caring for more than 5 people)	SU	SU	SU	SU	SU	SU	SU	SU
Federal, state, county or Town offices, fire station, highway department	X	SP	X	X	X	X	SP	SP
Golf course, country club golf driving range	SU	X	SU	X	X	SU	X	X
High-tension transmission lines	X	X	X	X	X	X	X	X
Hospital, nursing home	X	SU	X	X	X	SU	X	X
Major home occupation	SP	SP	X	X	SP	X	SU	SP
Medical facility	X	SP	X	X	X	SP	SU	SU
Miniature golf	X	SP	SU	X	X	SP	X	SU
Minor home occupation	P	P	P	P	P	X	P	P
Outdoor wood boiler	SP	SP	SP	SP	SP	SP	SU	SU
Public utility lines (except high-tension transmission)	P	P	P	P	P	P	P	P
Public utility structures and buildings	SU	SU	SU	SU	SU	SU	X	SU
Resort hotel, resort lodge, resort ranch	X	X	X	X	X	SU	X	X
School	X	SU	X	X	X	SU	SU	SU
Short-term rental	P	P	P	P	P	P	P	P
Short-term rental, enhanced	SP	SP	SP	SP	SP	SP	SP	SP
Stable, public and riding academy (permitted subject to seven-acre minimum)	SP	X	X	X	SP	SP	X	X
Telecommunications towers and facilities (see Chapter 230)	SU	X	X	X	SU	SU	X	X
Tier 3 solar energy system, up to 4,000 square feet	SP	SP	SP	SP	SP	SP	SP	SP
Tier 3 solar energy system, over 4,000 square feet	SU	SU	SU	SU	SU	SU	SU	SU
Urgent care facility	X	SU	X	X	X	SU	SU	SU

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Wind turbine, noncommercial	SU	SU	SU	X	SU	SU	SU	SU
Business Uses								
Adult entertainment	X	X	X	X	X	SU	X	X
Agricultural use	P	P	X	X	P	P	P	P
Agricultural-related business including brewery/distillery and winery	SP	SP	X	X	SP	SP	P	P
Agritourism including brewery/distillery/winery	SP	SP	X	X	SP	SP	P	P
Airport, flying field, seaplane	X	X	X	X	X	X	X	X
Bar or nightclub	X	SP	SU	X	X	SP	X	SU
Bus shelter/stop	X	SU	X	X	X	SU	P	P
Cannabis dispensary	X	SP	X	X	X	SP	X	SP
Commercial greenhouse	SP	SP	X	X	SP	SP	P	P
Contractor's yard	SU	X	X	X	X	X	X	X
Convenience store	X	SU	X	X	X	X	X	SU
Equipment and trailer rental, sales, or service	X	SP	X	X	X	X	X	X
Farm market	SU	SP	X	X	SU	X	X	SU
Farm stand	P	P	P	X	P	P	P	P
Farm stay	P	X	X	X	X	X	X	SU
Funeral home	X	SP	X	X	X	X	X	X
Laundromat, laundry or dry-cleaning plant	X	SU	X	X	X	X	X	SU
Hotel	X	SP	X	X	X	SP	X	SU
Motel	X	SP	X	X	X	SP	X	X
Motor vehicle repair (including body repair shop, car wash)	X	SU	X	X	X	X	X	SU
New- and used-car sales	X	SU	X	X	X	X	X	X
Newspaper office, print shop	X	SU	X	X	X	X	X	SP
Professional office	X	SP	X	X	X	SP	X	P
Retail store	X	SP	X	X	X	SP	P	P
Recreational business	X	SU	SU	X	X	SU	X	SU
Restaurant	X	SP	SU	X	X	SP	X	SP

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Service establishment (barbershop, repair shop, etc.)	X	SP	X	X	X	SP	X	SU
Storage, outdoor	P	SP	X	X	SP	SP	SP	SP
Storage, commercial	X	SP	X	X	X	SU	X	X
Vehicle fueling station	X	SU	X	X	X	X	X	SU
Vehicle charging station	X	SP	SP	X	X	SP	P	P
Veterinary hospital, kennel	SU	SU	X	X	X	X	X	X
Wholesale business or service	X	SU	X	X	X	X	X	X
Industrial Uses								
Extractive operations (see definition)	SU	X	X	X	X	X	X	X
Fuel storage and distribution	X	SU	X	X	X	X	X	X
Light industry	X	SU	X	X	X	SU	X	X
Manufacturing, assembly and fabrication	X	SU	X	X	X	SU	X	X
Power plant	X	X	X	X	X	X	X	X
Research laboratory	X	SU	X	X	X	SU	X	X
Tier 4 solar energy system/utility-scale solar energy system	SU	X	X	X	SU	SU	SU	X
Wind power facility, commercial	X	X	X	X	X	X	X	X

NOTES:

1. Uses not permitted by right or as a conditional use, whether listed above or not, are prohibited.
2. The Flood Area Overlay Zone (FAO) is superimposed on all districts without change in permitted use. However, all building permits for new construction or substantial improvements within the FAO must be submitted to the Planning Board for review in accordance with § 232-9, Flood district regulations
3. Requires site plan approval under § 232-21 of the Copake Town Code.