

ZONING

123 Attachment 1

**Town of Esopus
Schedule of Permitted Uses**

The following abbreviations in the Use Schedule have the indicated meanings within the district under which it is listed.

P - Permitted by right

SP - Site plan

SUP - Special use permit/site plan

A - Designates a use permitted by right only in the Manufacturing Home Overlay District

T - Designates a use permitted by a special license from the Town Board

AOP - Designates a use requiring an annual operating permit from the Building Department

Use	RF-1	RF-2	R-40	R-12	RG	NC ⁷	BC	GC-1 ⁷	GC-2 ⁷	LI ⁷	HI	W	WR	Supplementary Regulations
RESIDENTIAL														
Accessory dwelling unit, attached	P	P	P	P	P	P	P	P	P					§ 123-12A
Accessory dwelling unit, interior	P	P	P	P	P	P	P	P	P					§ 123-12A
Accessory dwelling unit, exterior with acreage	P	P	P	P	P	P	P							§ 123-12A
Accessory dwelling unit, exterior without acreage	SP	SP	SP	SP	SP	SP	SP							§ 123-12A
Community residential facility for the disabled	SP	SP	SP	SP	SP	SP	SP	SP	SP					§ 123-12F
Dwelling, apartment	SUP		SUP	SUP	SUP	SUP	SUP ⁶	SUP ⁶	SUP ⁶					§ 123-12C and E
Keeping and raising of domestic fowl	P	P	P	P	P	P		P	P	P		P		§ 123-18
Clustered one-family dwellings and townhouses	SUP	SUP	SUP	SUP										§ 123-12B
Dwelling, one-family	P	P	P	P		P	P	P	P					
Dwelling, townhouse	SUP	SUP	SUP	SUP	SUP	SUP	SUP ⁶							§ 123-12C, & E
Dwelling, two-family	SP	SP	SP	SP	SP	SP	P							§ 123-12I
Home occupation 1	P	P	P	P	P	P	P	P	P	P				§ 123-12D
Home occupation 2	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				§ 123-12D
Manufactured home, individual	P	P	P	P	P	P	P	P	P					§ 123-17C
Manufactured home court				AT										§ 123-17
Mixed-use/mixed-use occupancy	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§ 123-24I
Senior citizen housing	SUP		SUP	SUP	SUP		SUP	SUP	SUP					§ 123-12G
Transitional service facility	SUP	SUP	SUP		SUP		SUP	SUP	SUP					
LODGING SERVICES AND CAMPGROUNDS														
Bed-and-breakfast establishments	SUP	SUP	SUP			SUP	SUP	SUP	SUP			SUP		§ 123-13E
Campgrounds	SUP	SUP	SUP									SUP		§ 123-13A
Day camp	SUP	SUP	SUP					SUP	SUP			SUP		§ 123-13B
Hotels, motels and resorts	SUP	SUP	SUP		SUP		SUP	SUP	SUP					§§ 123-13C and 123-12C
Short-term rentals, non-owner-occupied	AOP/SUP	AOP/SUP	AOP/SUP	AOP/SUP		AOP/SUP	AOP/SUP	AOP/SUP	AOP/SUP					§ 123-12H
Short term rentals, owner-occupied	AOP	AOP	AOP	AOP		AOP	AOP	AOP	AOP					§ 123-12H
Summer cottage colonies	SUP	SUP	SUP											§ 123-13D
AGRICULTURAL														
Agricultural use, animals	P	P	P					P	P	P	P			§ 123-15A
Agricultural use, crops	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 123-15A
Commercial fishing			SUP									SUP	SUP	
Commercial kennels	SUP	SUP	SUP											§ 123-14C
Fish hatcheries and preserves	SUP	SUP	SUP									SUP	SUP	

ESOPUS CODE

Use	RF-1	RF-2	R-40	R-12	RG	NC ⁷	BC	GC-1 ⁷	GC-2 ⁷	LI ⁷	HI	W	WR	Supplementary Regulations
Logging	P	P	P											§ 123-15H
Commercial poultry farms			SUP											§ 123-15A(3)
Commercial poultry processing			SUP											§ 123-15A(3)
Riding stables	P	P	P					SUP	SUP					§ 123-15A
Roadside farm stands	P	P	P	P	SP	P	P/SP	P	P			P	P	§ 123-15D
PROFESSIONAL AND MEDICAL OFFICES AND FINANCE														
Bank/financial institution					SP		SP	SP	SP	SP				
Medical center								SUP		SUP				
Medical facility: 20,000 square feet								SUP		SUP				
Medical facility: 15,000 square feet							SUP	SUP		SUP				
Medical facility: 7,500 square feet					SUP	SUP	SP	SP	SP	SP				
Office, accessory	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Office, business and professional: 20,000 square feet								SUP		SUP				
Office, business and professional: 15,000 square feet					SUP		SUP	SP	SP	SP				
Office, business and professional: 7,500 square feet					SP	SP	SP	SP	SP	SP	SP			
COMMERCIAL														
Agritourism	SP	SP	SP	SP			SP	SP	SP	SP				
Animal shelters	SUP	SUP	SUP					SUP	SUP					§ 123-14C
Automobile repair shop								SUP	SUP	SUP				§ 123-14A
Bar or tavern					SP	SUP	SP	SP	SP	SUP		SUP ⁴		
Craft brewery, cidery, distillery or winery			SUP		SUP		SP	SP	SP	SP		SUP		§ 123-15D
Farm brewery, cidery, distillery, or winery	SUP	SUP	SUP	SUP		SP	SP	SP	SP			SUP		§ 123-15D
Boat sales/rental								SP	SP	SP		SP		
Contractor's storage yard								SP	SUP	SP	SP			
Building supply/hardware store: 10,000 square feet					SUP ³		SUP ³	SUP	SUP ³	SP				
Building supply/hardware store: 20,000 square feet								SUP		SUP	SUP			
Bulk fuel sales/storage								SP	SP	SP				§ 123-14B
Car wash					SUP			SUP	SUP	SUP				§ 123-14I
Commercial event venue			SUP											
Construction yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Convenience food stores (with automotive fuel sales) ⁸								SUP	SUP					
Dry-cleaning and laundry service					SP		SP	SP	SUP	SP				
Convenience stores ⁸					SP	SP	SP	SP	SP	SP				
Fuel sales, automotive ⁵								SUP	SUP	SUP				§ 123-14F
Funeral home							SP	SP	SP	SP				
Laundromat					SP		SP	SP	SP	SP	SP			
Motor vehicle sales establishment								SUP	SUP	SUP				
Performing arts center					SUP	SUP	SP	SP	SUP	SP				
Golf course/driving range	SUP	SUP	SUP					SP	SUP					
Recreation facility, commercial					SUP		SP	SP	SP	SP			SUP	
Restaurant	SUP ⁹	SUP ⁹	SUP		SP	SUP	SP	SP	SP		SUP		SUP	
Retail and/or service establishment: 7,500 square feet					SP	SP	SP	SP	SP	SP	SUP			
Retail and/or service establishment: 15,000 square feet					SUP		SP	SP		SP	SUP			
Retail and/or service establishment: 25,000 square feet								SUP		SUP	SUP			
Veterinarian facility			SUP		SP ²	SUP ²	SUP ²	SUP	SUP	SUP				

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Use	RF-1	RF-2	R-40	R-12	RG	NC ⁷	BC	GC-1 ⁷	GC-2 ⁷	LI ⁷	HI	W	WR	Supplementary Regulations
MANUFACTURING, INDUSTRIAL, TRANSPORTATION AND UTILITIES														
Bus shelter	T	T	T	T	T	T	T	T	T	T	T	T	T	§ 123-15B
Communications towers	See § 123-20, Communication towers													§ 123-20
Electric vehicle charging stations	See § 123-16A, Electric vehicle charging stations													§ 123-16A
Manufacturing, craft			SP		SP	SP	SP	SP	SP					§ 123-14D
Manufacturing, heavy											SUP			§ 123-22.1B
Manufacturing, light								SUP	SUP	SP	SP			§ 123-22.1B
Marinas and boatyards	SUP											SUP	SUP	§ 123-14G
Mining and excavation large-scale											SUP			§ 123-14E
Mining and excavation, small-scale			SUP								SUP			§ 123-14E
Motor freight terminal								SUP	SUP	SUP	SUP			
Public utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Railroad tracks	P	P	P	P		P	P	P	P	P	P	P	P	
Research and development facility								SUP	SUP	SP	SP			
Ship and boat building/repair yards											SUP	SUP		§ 123-14G
Small-scale wind energy conversion systems (SWECS)	See § 123-16B, Small-scale wind energy conversion systems													§ 123-16B
Solar energy systems	See § 123-16C, Solar energy systems													§ 123-16C
Transportation services, local							SP	SP		SP				
Garage, commercial								SP		SP	SP			
Warehouse and warehousing								SP	SUP	SP	SP			
Warehouse, self-storage											SUP			
Water transportation of passengers					SUP							SP	SP	
CIVIC/INSTITUTIONAL/COMMUNITY SERVICE														
Amusement park, carnival and circus operations			T					T	T					
Community and government uses	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Cultural venue	SUP	SUP	SUP		SUP	SUP	SP	SP	SP			SUP		
Club, civic, social/fraternal organizations	SUP	SUP	SUP	SUP	SUP	SP	SP	SP	SP			SUP	SUP	§ 123-15I
Day-care center, adult and/or child					SUP		SUP	SUP	SUP					
Day-care home, adult and/or child			SUP	SUP	SUP	SUP	SUP	SUP	SUP					
Nursing home facility			SUP				SUP	SUP	SUP					§ 123-15G
Religious communities	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP					§ 123-15K
Religious use	SP	SP	SP	SP	SP	SP	SP	SP	SP			SUP		§ 123-15F
Schools, private	SUP		SUP			SUP	SUP	SUP	SUP					§ 123-13G
Schools, public	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP					

NOTES:

- ¹ Non-owner-occupied short-term rentals shall require special use permit and site plan approvals in addition to an annual operating permit.
- ² Boarding shall not be allowed in RGD, NC and GC Districts.
- ³ Outdoor storage, display and sales areas associated with building supply/hardware stores shall be limited to 2,500 square feet.
- ⁴ Bars and taverns in the Waterfront District shall be restricted to restaurants.
- ⁵ See marinas and boatyards for marine fuel sales.
- ⁶ Shall only be permitted as part of a mixed-use project.
- ⁷ Refer to § 123-19, Route 9W Overlay District, for additional requirements.
- ⁸ Convenience food stores shall be limited to 3,000 square feet in gross floor area, with a capacity for any in-store seating of no more than eight persons.
- ⁹ Restaurants may be permitted with site plan approval when accessory to an existing farm brewery, cidery, distillery, or winery.