

# ZONING

## *245 Attachment 1*

### **Town of Saugerties**

#### **Schedule of District Use Regulations (§ 245-10)**

**[Amended 7-13-2016 by L.L. No. 2-2016; 6-14-2017 by L.L. No. 3-2017; 10-20-2021 by L.L. No. 5-2021; 7-13-2022 by L.L. No. 3-2022; 1-18-2023 by L.L. No. 1-2023]**

- A. In the following Use Schedule, the symbol “P” means the use is allowed as of right, the symbol “SUP” means the use requires a special use permit, the symbol “X” means the use is not allowed and the symbol “SPR” means the use requires a site plan review in that particular district.
- B. An asterisk (\*) after the SUP symbol indicates that, in addition to the general standards for special use permits in § 245-34, special standards for this use, described in § 245-11, shall also be considered by the Planning Board in determining whether or not to grant the special use permit.
- C. All uses requiring a special use permit are also subject to site plan review.

	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>RH</b>	<b>GB</b>	<b>HB</b>	<b>I</b>	<b>OLI</b>	<b>RB</b>
<b>Residential and Open Space Uses</b>									
Residential									
One-family dwelling	P	P	P	P	P	P	X	X	P
Dwelling, accessory unit	SUP	SUP	SUP	SUP	SUP	SUP	SPR	X	SPR
Two-family dwelling	P	P	P	P	P	P	X	X	P
Dwelling units, above commercial	X	X	X	P	P	P	X	SUP	P
Multifamily dwelling	X	X	SPR	SPR	SPR	SPR	X	X	SPR
Bed-and-breakfast home	P	P	P	P	P	P	SUP*	SUP*	P
Bed-and-breakfast establishment	SUP*	SUP*	SUP*	SUP*	SUP*	P	SUP*	SUP*	P
Inns	SUP*	SUP*	SUP*	SPR	X	SPR	X	X	SPR
Home occupation	P	P	P	P	P	P	P	X	P
Mobile home/house trailer	P	P	P	P	P	P	X	X	P

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Mobile home park	SUP*	SUP*	SUP*	SUP*	X	X	X	X	X
Public open space									
Public parks and playgrounds	P	P	P	P	P	P	X	X	P
Publicly operated campgrounds and recreation areas	P	P	P	P	P	P	X	X	P
Forest preserve lands	P	P	P	P	P	P	X	X	P
<b>Accessory uses</b>									
Home occupation, subject to § 245-15	P	P	P	P	P	P	P	P	P
Accessory apartment, subject to § 245-17	P	P	P	P	P	P	X	P	X
Accessory use, subject to § 245-14.1	Subject to the provisions of § 245-14.1								
Accessory use customarily incident to any of the uses listed herein, and NOT on the same lot	Subject to the provisions of § 245-14.1								
<b>USES DEFINED IN § 245-57</b>									
<b>Division A: Agricultural, Forestry, Fishing, and Mining Uses</b>									
Agriculture production livestock and animal specialties	P	P	X	X	X	X	X	X	X
Agricultural crops including roadside farm stands, but not including horticulture specialties	P	P	P	P	P	P	P	P	P
Horticulture specialties	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Animal specialties including kennels for breeding or boarding	SUP*	SUP*	X	X	SUP*	SUP*	SUP*	SUP*	SUP*
Agricultural services:									
Farm equipment rental, sales and repair	SPR	SPR	X	X	P	P	P	P	SPR
Soil preparation, crop, farm labor and management, and landscape and horticultural services	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Veterinary and animal services	SUP	SUP	X	X	SUP	SUP	SUP	SUP	SUP

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Forestry, but not including forestry services	P	P	P	P	P	P	P	P	P
Forestry services	X	X	X	X	SPR	SPR	SPR	SPR	X
Commercial fishing, hunting and trapping, but not including commercial fishing	P	P	X	X	X	X	X	X	X
Commercial fishing	SUP	SUP	SUP	SUP	X	X	X	X	X
Mining and quarrying of nonmetallic and non-fuel minerals	X	X	X	X	X	SUP*	SUP*	X	X
Indoor agriculture	X	X	X	X	X	X	SUP	X	X
<b>Division B: Construction Trade Uses</b>									
Building construction – general contractors and operative builders	SUP*	X	X	X	X	SPR	SPR	SPR	X
Construction other than building construction – general contractors	SUP*	X	X	X	X	SPR	SPR	SPR	X
Construction – special trade contractors	SUP*	X	X	SPR	SPR	SPR	SPR	SPR	X
<b>Division C: Manufacturing Uses</b>									
Manufacture of food and kindred products	X	X	X	X	X	X	SPR	SPR	X
Brewery, winery, distillery	X	X	X	X	X	X	SUP	X	X
Textile mill products	X	X	X	X	X	X	SPR	X	X
Apparel and other textile products	X	X	X	X	X	X	SPR	SUP	X
Lumber and wood processing	SUP*	SUP*	X	X	X	X	SUP*	SUP*	X
Furniture and fixtures	X	X	X	X	X	X	SPR	SUP	X
Paper and allied products	X	X	X	X	X	X	X	X	X
Paperboard containers and boxes and converted paper and paperboard products	X	X	X	X	X	X	SPR	SUP	X
Printing, publishing and allied industries but not including newspapers and commercial printing and publishing	X	X	X	X	X	X	SPR	SUP	X

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Newspaper printing and publishing and commercial printing	X	X	X	SUP	SPR	SPR	SPR	SUP	X
Chemicals and allied products	X	X	X	X	X	X	X	X	X
Industrial gas	X	X	X	X	X	X	SUP	SUP	X
Rubber and miscellaneous plastic products	X	X	X	X	X	X	SUP	X	X
Miscellaneous plastic products	X	X	X	X	X	X	SUP	X	X
Leather and leather products EXCEPT leather tanning and finishing	X	X	X	X	X	X	SUP	SUP	X
Stone, clay, glass and concrete products EXCEPT manufacture of lime, gypsum products, abrasive products, and asbestos products	X	X	X	X	X	X	SUP	SUP	X
Primary metal industries	X	X	X	X	X	X	SUP	X	X
Fabricated metal shops	X	X	X	X	X	X	SPR	SPR	X
Machinery other than electrical	X	X	X	X	X	X	SUP	SUP	X
Electrical and electronic machinery, equipment and supplies	X	X	X	X	X	X	SUP	SUP	X
Transportation equipment, but not including ship and boat building and repairing	X	X	X	X	X	X	SPR	X	X
Ship and boat building and repairing	SUP	X	SUP	SUP	X	X	SPR	SUP	X
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks	X	X	X	X	X	X	SPR	SPR	X
Miscellaneous manufacturing industries EXCEPT manufacture of linoleum and other hard surface floor coverings	X	X	X	X	X	SUP	SPR	SPR	X
<b>Division D: Transportation and Utility Uses</b>									
Railroad transportation:									

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Local and suburban transit and interurban highway passenger transportation	X	X	X	SPR	SPR	SPR	SPR	SPR	SPR
Motor freight transportation and warehousing	X	X	X	X	X	SUP	SPR	SPR	X
US postal service stores	P	P	P	P	P	P	P	P	P
Water transportation:									
Water transportation of freight, not elsewhere classified	SUP	X	SUP	SUP	X	X	SUP	SUP	X
Water transportation of passengers	SUP	X	SUP	SUP	X	X	X	X	X
Services incidental to water transportation, but not including marinas	SUP	X	SUP	SUP	X	X	SUP	SUP	X
Marinas	SUP	X	SUP	X	X	X	X	X	X
Transportation by air	SUP	SUP	X	X	X	X	X	X	X
Pipelines other than those for natural gas	X	X	X	X	X	X	X	X	X
Transportation services, but not including arrangement of passenger transportation	X	X	X	SUP	SUP	SUP	SUP	SUP	X
Arrangement of passenger transportation	X	X	X	P	P	P	P	P	X
Communications/facilities:									
Telephone and telegraph and other communications	X	X	X	X	SPR	SPR	SPR	SPR	X
Radio and television broadcasting	SUP	SUP	SUP	SUP	SPR	SPR	SPR	SPR	SPR
Cable and other paid television services	SUP	SUP	SUP	SUP	SPR	SPR	SPR	SPR	SPR
Commercial telecommunication facility type 1 and 2	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*
Commercial telecommunication facility type 3, 4, or 5	X	X	X	X	X	X	SUP*	SUP*	X
Communication services, not elsewhere classified	X	X	X	X	SUP	SUP	SUP	SUP	X

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Electric, gas and sanitary services EXCEPT mixed manufactured or liquefied petroleum gas production	X	X	X	X	X	X	SUP	X	X
Large-scale solar energy facilities (as defined in § 245-57)	SUP*	SUP*	X	X	X	X	SUP*	SUP*	SUP*
<b>Division E: Wholesale and Retail Uses</b>									
Wholesale trade - durable goods	X	X	X	X	SUP*	SUP*	SPR	SPR	X
Organic composting facility	X	X	X	X	X	X	SUP*	X	X
Cannabis establishment	X	X	X	X	SUP*	SUP*	SUP*	SUP*	X
Used motor vehicle parts, junkyards and scrap and waste materials	X	X	X	X	X	X	SUP*	X	X
Wholesale trade - nondurable goods, but not including wholesale chemicals and allied products and petroleum and allied products	X	X	X	X	SUP	SUP	SPR	SPR	X
Chemicals and allied products and petroleum and allied products	X	X	X	X	X	X	SUP	X	X
Retail trade - building materials, hardware, garden supply and mobile home dealers	X	X	X	X	SPR	SPR	X	SPR	X
General merchandise stores, but not including country general stores	X	X	X	X	SPR	SPR	X	X	SPR
Country general/convenience food stores	SUP*	SUP*	X	SPR	SPR	SPR	X	X	X
Food stores, but not including convenience food stores	X	X	X	X	SPR	SPR	X	X	X
Automobile dealers, but not including gasoline service stations and boat dealers	X	X	X	X	SUP	SPR	X	X	X
Gasoline service stations	X	X	X	X	SUP*	SUP*	X	X	X
Boat dealers	X	X	X	X	SUP	SPR	X	X	X
Eating and drinking places:									
Restaurant – standard	SUP*	SUP**	SUP*	SPR	SPR	SPR	X	SUP*	SPR

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Restaurant – fast food	X	X	X	X	SPR	SPR	X	X	X
Drinking places	X	X	X	SPR	SPR	SPR	X	X	X
Adult use establishments	X	X	X	X	X	X	SUP	X	X
Miscellaneous retail but not including antique and used merchandise, bait and tackle shops, gift shops, and fuel dealers	X	X	X	SUP*	SPR	SPR	X	X	X
Antique and used merchandise shops, bait and tackle shops, and gift, novelty and souvenir shops	SUP	SUP	X	SPR	SPR	SPR	X	X	X
Retail fuel dealer	X	X	X	X	X	SUP	SPR	X	X
Craft uses/workshops	X	X	X	SPR	SPR	SPR	SPR	SPR	X
Self-storage	X	X	X	X	X	SPR	SPR	X	X
<b>Division F: Financial, Insurance, Professional, Personal, Business, and Real Estate Services, and Public Administration</b>									
Banking and depository institutions	X	X	X	X	SPR	SPR	X	SPR	X
Nondepository credit institutions	X	X	X	X	SPR	SPR	X	SPR	X
Security and commodity brokers, dealers, exchange and services	X	X	X	X	SPR	SPR	X	SPR	X
Insurance carriers	X	X	X	X	SPR	SPR	X	SPR	X
Insurance agents, brokers, dealers, exchanges and services	X	X	X	X	SPR	SPR	X	SPR	X
Real estate services but not including cemetery and mausoleum operations	X	X	X	X	SPR	SPR	X	SPR	X
Cemetery and mausoleum operations	SUP*	SUP*	X	X	X	X	SPR	X	X
Holding and other investment offices	X	X	X	X	SPR	SPR	X	SPR	X
Lodging places:									
Hotels and motels, resort hotel (maximum 100 units)	X	X	X	X	SPR	SPR	X	SUP*	SUP*

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Lodge (maximum 50 units), camps and recreational vehicle parks	SUP*	SUP*	X	SUP*	X	SPR	X	X	SPR
Rooming houses and boardinghouses	SUP*	SUP*	SUP*	SUP*	X	SUP*	X	X	SUP*
Personal services, but not including laundry, cleaning and garment services and crematories	X	X	X	SPR	SPR	SPR	X	X	X
Laundry, cleaning and garment services, but not including garment pressing and laundry and dry-cleaning agents, coin-operated.	X	X	X	X	X	X	SPR	SPR	X
Laundries and dry cleaning, garment pressing and agents for laundries and dry cleaners, and coin-operated laundries and dry cleaning	X	X	X	SUP	SPR	SPR	SPR	X	X
Crematories	X	X	X	X	X	X	SUP*	SUP*	X
Funeral homes	X	X	X	SPR	SPR	SPR	X	X	X
Business services but not including disinfecting and pest control services and miscellaneous equipment rental and leasing	X	X	X	SPR	SPR	X	SPR	SUP	X
Disinfecting and pest control services	X	X	X	X	X	SUP	SPR	SPR	X
Miscellaneous equipment rental and leasing	X	X	X	SUP	SPR	SPR	SPR	X	X
Automotive services, but not including utility trailer and recreation vehicle	X	X	X	SUP	SPR	SPR	SPR	X	X
Utility trailer and recreational vehicle rental	X	X	X	X	SUP	SPR	SPR	X	X
Automotive rental and car washes	X	X	X	X	X	SUP	SPR	X	X
Warehousing (commercial)	X	X	X	X	X	X	SPR	SPR	X
Miscellaneous repair services	X	X	X	SUP	SPR	SPR	SPR	X	X
Motion picture services	X	X	X	X	SPR	SPR	SPR	SPR	X

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Amusement and recreation services other than motion pictures, but not including public golf courses, memberships spots and recreation clubs, and amusement and recreation services not elsewhere classified	SUP	X	X	X	SUP	SUP	X	X	SPR
Public golf courses	SUP*	SUP*	X	X	X	X	X	X	SUP*
Membership sports and recreation clubs, but not including country and golf clubs, and boat and yacht clubs	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Country clubs and golf clubs	SUP*	SUP*	X	X	X	X	X	X	SUP*
Boat and yacht clubs	SUP*	X	X	SUP*	SUP*	X	X	X	X
Amusement and recreation services, not elsewhere classified but not including pleasure and houseboat rental, lifeguard services, privately operated fishing piers, ski areas and skating rinks	SUP*	X	X	X	SUP*	SUP*	SPR	X	SUP*
Pleasure and houseboat rentals, lifeguard services, privately operated fishing piers	SUP*	SUP*	SUP*	SUP*	SPR	SPR	X	X	SPR
Riding academies and stables	SUP*	SUP*	SUP*	X	SUP	SUP	SUP	SUP	SPR
Ski areas, lifts, tows, warming huts and miscellaneous structures	SUP	SUP	X	X	X	X	X	X	SPR
Skating rinks	X	X	X	X	X	X	SPR	X	SPR
Health services, but not including nursing and personal care facilities, hospitals and medical and dental laboratories	X	X	SPR	SPR	SPR	SPR	SPR	SPR	X
Nursing and personal care facilities, not including hospitals	SUP	SUP	SUP	SUP	SUP	SUP	X	X	X
Medical and dental laboratories	X	X	X	SUP	SUP	SUP	SPR	SUP	X
Day care (child)	P	P	P	P	P	P	X	P	P
Day care (family and family groups)	P	P	P	P	P	P	X	P	P

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Legal services	X	X	X	SPR	SPR	SPR	X	SPR	X
Educational services:									
Public elementary or secondary schools	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Private elementary or secondary schools	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Colleges	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Libraries	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Correspondence and vocational schools and miscellaneous schools and educational services	SUP	SUP	SUP	SUP	SPR	SPR	SPR	SUP	X
Social services, but not including job training and vocational rehabilitation services	SUP	SUP	SUP	SUP	P	P	X	SUP	X
Job training and vocational rehabilitation services	X	X	X	X	SUP	SUP	SPR	SUP	X
Cultural facilities: museums, art galleries and botanical and zoological gardens	SUP	SUP	SUP	SPR	SPR	SPR	SPR	SPR	SPR
Membership organizations, but not including religious organizations	SUP	SUP	SUP	SUP	SPR	SPR	X	SPR	SPR
Religious organizations and institutions	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Engineering, accounting, research, management and related services, but not including commercial, physical and biological research and testing laboratories	X	X	X	SPR	SPR	SPR	X	SPR	X
Commercial, physical and biological research and testing laboratories	X	X	X	X	X	X	SUP	SUP	X
Services not elsewhere classified as buildings	X	X	X	SPR	SPR	SPR	SPR	X	X
Federal, state, county and municipal government offices and buildings	P	P	P	P	P	P	P	P	P