

ZONING

260 Attachment 1

Town of Woodstock

Schedule of Use Regulations

[Amended 7-31-2012 by L.L. No. 1-2012;

7-3-2013 by L.L. No. 1-2013; 6-17-2014 by L.L. No. 1-2014; 5-21-2019 by L.L. No. 1-2019]

KEY

P = Permitted use in specified district.

SP = Special use permit required.

X = Prohibited use in specified district.

Structure/Land Use	R8	R5	R3	R1.5	HR	HC	NC	LI/SLI	FW
A. Residential Uses									
Boarding and rooming house	X	SP	SP	SP	SP	SP	SP	X	X
Mobile home	X	P	P	P	X	X	X	X	X
Multifamily dwelling (apartment)	X	SP	SP	SP	SP	SP	SP	X	X
Single-family dwelling, detached	P	P	P	P	P	P	P	X	X
Single-family dwelling, semidetached	P	P	P	P	P	P	P	X	X
Two-family dwelling	P	P	P	P	P	P	P	X	X
B. General Uses									
Agriculture, including the keeping of fowl or animals	P	P	P	P	P	P	P	P	P
Art gallery	X	SP	SP	SP	SP	P	P	X	X
Artist studio	P	P	P	P	P	P	P	P	X
Cemetery or human crematory	X	SP	SP	SP	SP	SP	SP	SP/X	X
Church or other place of worship	P	P	P	P	P	P	P	X	X
Conservation uses, including public parks and public recreation areas	P	P	P	P	P	P	P	P	P
Cultural facility (library, museum, etc.)	SP	SP	SP	SP	SP	SP	SP	X	X
Forestry uses (commercial logging)	SP	SP	SP	X	X	X	X	SP	X
Golf course or country club	X	SP	SP	SP	SP	X	X	X	X
Hospital	X	SP	SP	SP	X	X	X	X	X
Nonprofit academic, parochial, or technical school: private	SP	SP	SP	SP	SP	SP	SP	SP	X
Nonprofit club or nonprofit recreation use	SP	SP	SP	SP	SP	SP	SP	X	X
Nursery school or day nursery	SP	SP	SP	SP	SP	SP	SP	X	X
Nursing home	X	SP	SP	SP	SP	SP	X	X	X
Rescue squad: privately owned	X	X	X	SP	SP	P	P	X	X
Roadside stand	P	P	P	P	X	X	P	X	X
Summer camp, day camp, cottage or cabin development	SP	SP	SP	X	X	X	X	X	X
Town of Woodstock Justice Court	X	X	X	SP	SP	P	P	X	X
Town of Woodstock municipal police, fire and rescue squad station and structure	X	P	P	P	P	P	P	X	X
Town of Woodstock municipal uses not otherwise mentioned herein	P	P	P	P	P	P	P	P	X
Town of Woodstock recreational structure or building	SP	SP	SP	SP	SP	SP	SP	X	X
C. Accessory Uses									
Accessory apartment within single-family dwelling or detached accessory structure	P	P	P	P	P	P	P	X	X

WOODSTOCK CODE

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Accessory use or structure incidental to the permitted or special permit use and located on the same lot, not otherwise specified herein.	P	P	P	P	P	P	P	P	X
Aircraft taking off/landing area	X	X	X	X	X	X	X	X	X
Barbed-wire fence	X	X	X	X	X	X	X	X	X
Class A home occupation, occurring wholly within the principal dwelling (bed-and-breakfast home: see § 260-56)	P	P	P	P	P	P	P	X	X
Class B home occupation, occurring outside or within customary accessory structure or elsewhere on the residential premises	SP	SP	SP	SP	SP	SP	SP	X	X
Electric fence	P	P	P	P	P	P	P	P	X
Guest cottage on residential premises	P	P	P	P	P	P	P	X	X
Stables for livestock for noncommercial purposes (see § 260-41)	P	P	P	P	P	P	P	X	X
STR home	P	P	P	P	P	P	P	P	X
STR establishment (See § 260-56)	SP	SP	SP	SP	SP	P	P	P	X
STR non-owner-occupied (See § 260-56)	SP	SP	SP	SP	SP	SP	SP	SP	X

D. Business Uses

Airport or heliport	X	X	X	X	X	X	X	X	X
Audio and video studio	X	X	X	X	SP	P	P	X	X
Automobile repair facility	X	X	X	X	X	SP	SP	X	X
Bed-and-breakfast establishment (see § 260-56)	SP	SP	SP	SP	SP	P	P	X	X
Dance hall, bowling alley or indoor skating rink	X	X	X	X	X	P	X	X	X
Drive-in movie	X	X	X	X	X	X	X	X	X
Drive-through facility	X	X	X	X	X	X	X	X	X
Funeral home	X	X	SP	SP	SP	P	P	X	X
Gasoline station or automotive service station	X	X	X	X	X	SP	SP	X	X
Health services facility or clinic	SP	SP	SP	SP	P	P	P	X	X
Health club or other profit-making recreational club	X	X	X	X	SP	P	P	X	X
Hotel or motel development	X	X	X	SP	SP	SP	SP	X	X
Kennel	SP	SP	SP	SP	X	SP	SP	SP	X
Medical or dental clinic	P	P	P	P	P	P	P	X	X
Motion-picture theater, theater for dramatic productions, or concert hall	X	X	X	X	X	P	SP	X	X
Newspaper office	X	X	X	SP	SP	P	P	P/SP	X
Office: general or professional	X	X	X	X	SP	P	P	P	X
Parking lot: commercial	X	X	X	X	X	P	X	X	X
Printing facility	X	X	X	X	SP	P	P	P/SP	X
Restaurant serving alcoholic beverages	X	X	X	X	SP	P	X/P	X	X
Restaurant without liquor license	X	X	X	X	SP	P	P	X	X
Retail business or service not otherwise specifically mentioned herein	X	X	X	X	X	P	P	X	X
Riding academy	X	SP	SP	X	X	X	X	X	X
School conducted for profit	SP	SP	SP	SP	SP	SP	SP	SP	X
Self-service laundry	X	X	X	X	X	P	P	X	X
Tavern, bar or nightclub	X	X	X	X	X	P	X	X	X
Town of Woodstock municipal office (*Comeau property excepted in R5)	X	X*	X	X	SP	P	P	P	X

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Town of Woodstock municipal parking lot for more than 10 vehicles	X	X	X	SP	SP	P	P	SP	X
Town of Woodstock municipal parking lot limited to 10 vehicles or fewer	SP	SP	SP	SP	SP	P	P	SP	X
Trailer or mobile home park or recreational vehicle camp	X	X	X	X	X	X	X	X	X
Veterinarian's office, animal hospital	SP	SP	SP	SP	X	SP	SP	SP	X
Video arcade	X	X	X	X	X	SP	SP	X	X
E. Light Industrial Uses									
Automobile storage, outdoor	X	X	X	X	X	X	X	SP	X
Car wash; equipment rental or sales yard	X	X	X	X	X	X	X	P/SP	X
Commercial television and radio receiving and transmitting antenna and supporting structure	X	SP	SP	X	X	X	X	SP	X
Communications receiving and transmitting antenna, residential	P	P	P	P	P	P	P	P	X
Communications receiving and transmitting antenna and supporting structure. Town of Woodstock	SP	SP	SP	SP	SP	SP	SP	SP	X
Contractor's yard	X	SP	SP	X	X	X	X	P/SP	X
Extractive operations and soil mining	X	SP	SP	X	X	X	X	SP/X	X
Fixed microwave services transmitting or receiving dish	X	X	X	X	X	X	X	X	X
Laundry or dry-cleaning plant	X	X	X	X	X	X	X	P/SP	X
Personal wireless service facility	SP	SP	SP	X	X	SP	SP	X	X
Personal wireless service facility tower	SP	SP	SP	X	X	X	X	X	X
Public utility or transportation use, including garage and maintenance facility	X	X	X	X	X	SP	SP	P	X
Public utility station or structure	SP	SP	SP	SP	SP	SP	SP	SP	X
Repeater	SP	SP	SP	SP	SP	SP	SP	SP	X
Research laboratory; manufacture, fabrication, assembly, warehousing or other material handling	X	X	X	X	X	X	X	P/SP	X
Town of Woodstock municipal garage or maintenance facility	X	P	P	P	P	P	P	P	X
Wholesale business or sales incidental to retail business	X	X	X	X	X	P	P	X	X
Wholesale business or sales not otherwise specifically mentioned herein	X	X	X	X	X	X	X	P	X