

ZONING

108 Attachment 1

Town of Hyde Park

Schedule of Use Regulations

[Amended 8-24-2009 by L.L. No. 2-2009; 3-28-2011 by L.L. No. 2-2011; 3-9-2015 by L.L. No. 2-2015; 7-18-2016 by L.L. No. 6-2016; 11-28-2016 by L.L. No. 10-2016; 11-28-2016 by L.L. No. 11-2016; 10-7-2019 by L.L. No. 7-2019; 10-5-2020 by L.L. No. 1-2020; 10-5-2020 by L.L. No. 2-2020; 1-25-2021 by L.L. No. 1-2021; 6-10-2024 by L.L. No. 3-2024; 11-10-2025 by L.L. No. 4-2025]

KEY:

- P = Designates a permitted use.
- P* = Designates a permitted use subject to site plan approval by the Planning Board.
- P** = Designates a permitted use subject to site plan approval, except that a special use permit shall also be required where more than one two-family dwelling is placed on a single lot or when one or more two-family dwellings are placed on a lot already improved by one or more one-family dwellings or one or more two-family dwellings.
- P*** = Designates a permitted use, except that site plan review shall also be required when more than one one-family dwelling is placed on a lot or when one or more one-family dwellings are placed on a lot already improved by one or more one-family dwellings or one or more two-family dwellings.
- NP = Designates a use not permitted in the district.
- S = Designates a use subject to special use permit and site plan approval.
- (w) = All uses in the Landing must be water-dependent or water-enhanced.
- S* = Designates a use subject to special use permit and site plan approval. Limit of four dwelling units per building, except in the CC and TC Districts, where more than four dwelling units per building are permitted subject to the requirements of §§ 108-5.11.1 and 108-5.11.2 and the Town Core Design and Development Standards.
- S** = The use is allowed by special use permit and site plan approval, unless preempted by New York State Mental Hygiene Law § 41.34 or any other section of New York State law.
- U = Uses allowed by right, by special use permit, or otherwise not permitted shall be the same as the underlying base zoning district.

	Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core	Corridor Business	Historic Overlay District	Scenic Overlay District
	GB	WF	N	NC	H	HC	CC	L(w)	EPBD	NBD	TC	CB		
Residential Uses														
One-family dwelling	P***	P***	P***	P***	P***	P** *	P***	P***	P***	P***	P***	P***	U	U
Two-family dwelling	S	S	S	P**	P**	P**	P**	P**	P**	P**	P*	P*	U	U
Multiple dwelling	NP	NP	NP	S	NP	S	P*	S*	NP	NP	P*	P*	U	U
Townhouse	NP	NP	P*	P*	P*	P*	P*	P*	NP	NP	P*	NP	U	U
Community residence	S**	S**	S**	S**	S**	S**	NP	S**	S**	NP	NP	NP	U	U
Manufactured home park	NP	NP	S	NP	S	NP	NP	NP	NP	NP	NP	NP	U	U
Apartment, accessory	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Bed-and-breakfast, accessory	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U

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	GB	WF	N	NC	H	HC	CC	L(w)	EPBD	NBD	TC	CB		
Nonresidential uses														
Adult use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	S	U	U
Agriculture	P*	P*	P*	P*	P*	P*	NP	P*	P*	P*	NP	NP	U	U
Animal husbandry	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	NP	P*	U	U
Artisanal craft	NP	NP	NP	S	NP	P*	P*	P*	P*	P*	P*	P*	U	U
Camp	P*	P*	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	U	U
Camp, day	P*	P*	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	U	U
Cemetery	S	NP	S	NP	S	NP	NP	NP	NP	NP	NP	NP	U	U
Charitable institution	S	S	S	S	S	S	S	S	S	S	P*	P*	U	U
Civic facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Commercial, general	NP	NP	NP	S	NP	P*	P*	P*	P*	P*	P*	P*	U	U
Commercial recreation														
Outdoor	S	S	NP	S	NP	S	NP	S	S	S	NP	S	U	U
Indoor	NP	S	NP	S	NP	S	S	S	S	S	S	S	U	U
Community facility	S	S	S	S	S	S	S	S	S	P*	S	NP	U	U
Cultural facility	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Day-care center	NP	NP	S	S	S	S	S	NP	S	P*	S	P*	U	U
Educational institution	S	S	P*	P*	P*	P*	P*	S	P*	P*	P*	P*	U	U
Extended care facility	S	S	S	S	S	S	NP	NP	S	S	NP	NP	U	U
Gas station	NP	NP	NP	S	NP	S	NP	S	S	S	NP	S	U	U
Hospital, General	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Kennel (10-acre minimum)	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Light industrial	NP	NP	NP	S	NP	S	NP	NP	S	NP	NP	NP	U	U
Lodging facility	NP	NP	NP	S	NP	S	P*	S	P*	NP	P*	P*	U	U
Medical office, professional	NP	NP	NP	S	NP	P*	P*	NP	P*	P*	P*	P*	U	U
Membership club	S	S	S	P*	P*	P*	P*	S	P*	NP	P*	NP	U	U
Mining	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Municipal	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Nursery school	P*	P*	P*	P*	P*	P*	P*	NP	P*	P*	P*	P*	U	U
Plant nursery	S	S	S	S	S	S	NP	S	S	P*	P*	P*	U	U

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	GB	WF	N	NC	H	HC	CC	L(w)	EPBD	NBD	TC	CB		
Photovoltaic system, building-integrated (BIPV system)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility facility	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Religious use	S	S	S	S	S	S	P*	NP	S	P*	P*	P*	U	U
Retail cannabis establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	NP	NP
Roadside stand	P*	P*	P*	P*	P*	P*	S	P*	P*	NP	S	NP	U	U
Rural event venue	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Scrap yard	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Solar farms	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Solar system, freestanding or ground-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Solar system, rooftop or building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*
Solar thermal system	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications towers and facilities	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Timber harvesting	S	S	S	S	S	S	NP	S	S	S	NP	S	S	S

NOTES:

Rooftop or building-mounted solar systems shall be permitted in all zoning districts pursuant to a solar system building permit granted by the Town’s Building Inspector and Zoning Administrator, in accordance with the provisions of Chapter 130 of the Code.

Rooftop or building-mounted solar systems shall be permitted only in the Town’s Historic Overlay District or Scenic Overlay District subject to site plan approval by the Planning Board, in accordance with the provisions of Chapter 130 of the Code.

Freestanding or ground-mounted solar energy systems shall be permitted in all zoning districts subject to the issuance of a solar system building permit and site plan approval by the Planning Board pursuant to the provisions of Chapter 130 of the Code.

Solar farms shall be permitted only in the Greenbelt Zoning District subject to a solar system building permit and a special use permit and site plan approval by the Planning Board, pursuant to the provisions of Chapter 130 of the Code.

Building-integrated photovoltaic (BIPV) systems are permitted in all zoning districts, provided that they are shown on the plans submitted for the building permit application for the building containing this system approved by the Town’s Building Inspector and Zoning Administrator in accordance with the provisions of Chapter 130 of the Code.

Solar thermal systems are permitted in all zoning districts subject to the provisions of Chapter 108 of the Town Code.

Telecommunications towers and facilities are subject to the provisions of Chapter 108 of the Town Code.

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