

ZONING

175 Attachment 1

Town of Philipstown

Use Table

[Amended 10-3-2013 by L.L. No. 6-2013; 1-3-2019 by L.L. No. 1-2019]

Symbol	Meaning
P	Designates a use permitted by right. Usually requires a zoning permit or a building permit and a certificate of occupancy from the Zoning Administrative Officer, but does not require review by any municipal board.
PS	Designates a use permitted by right, subject to site plan review by the Planning Board (see §§ 175-65 through 175-68).
P/S	Designates a use permitted by right in some circumstances and by special permit in others. See the relevant section reference for criteria.
S, SZ, ST	Designates a use permitted by special permit issued by the Planning Board (S), Zoning Board of Appeals (SZ) or Town Board (ST) respectively (see §§ 175-60 through 175-64).
—	Designates a prohibited use.

Use Category	RC	IC	RR	HM	HR	SR	HC	OC	M	Reference
Residential Uses										
Single-family dwelling	P*	P#	P*	P*	P*	P*	P*	P*	—	
Two-family dwelling	S	P#	S	P*	P*	P*	S	S	—	§ 175-12
Multifamily dwelling (conversion)	S	P#	S	PS	S	—	S	S	—	§ 175-12
Multifamily dwelling (new)	S ¹	P#	S ¹	PS	S	—	S	S	—	§ 175-12
Accessory apartment	P/S	P#	P/S	P/S	P/S	P/S	P/S	P/S	—	§ 175-12
Mobile homes/mobile home parks	See § 175-44									
Upper-floor apartments in mixed-use building	—	P#	—	PS	PS	—	PS	S	—	
Business Uses²										
Adult entertainment use	—	—	—	—	—	—	—	—	ST	§ 175-48
Agriculture	P	P	P	P	P	P	P	P	P	§ 175-37

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Use Category	RC	IC	RR	HM	HR	SR	HC	OC	M	Reference
Art gallery								PS		
Bed-and-breakfast	PS	P#	PS	PS	PS	PS	PS	PS	—	
Camp	S	P#	S	—	—	—	—	—	—	§ 175-45
Craft workshop	S	P#	S	PS	S	—	P*	P*	PS	
Communications tower	See § 175-46									
Home occupation	P/S ⁴	P#	P/S ⁴	P/S ⁴	P/S ⁴	P/S ⁴	P/S ⁴	P/S ⁴	—	§ 175-41
Kennel	S	S	S	—	—	—	S	S	S	§ 175-49B
Light industry	—	—	—	S	—	—	S	PS	PS	§ 175-50
Lodging facility	—	S	—	PS	S	—	PS	—	—	
Museum								PS		
Office	S ³	P#	S ³	PS	S	—	PS	PS	S	
Public utility facility	S	S	S	S	S	S	S	S	PS	
Recreational business, indoor	—	P#	—	S	S	—	PS	S	—	
Recreational business, outdoor	S	S	S	—	S	—	S	—	—	
Residential care facility	—	P#	S	S	S	—	—	—	—	§ 175-52
Restaurant	S ³	P#	S ³	PS	S	—	PS	PS	—	
Retail business (not listed elsewhere)	S ³	P#	S ³	PS	S	—	PS	PS ⁵	—	
Service business (not listed elsewhere)	S ³	P#	S ³	PS	S	—	PS	PS	PS	
Soil mining	—	—	—	—	—	—	—	—	SZ ⁶	§ 175-17
Timber harvesting	See Chapter 159 of the Town Code									
Veterinary hospital	S	—	S	S	—	—	PS	PS	PS	
Warehouse/wholesale business	—	—	—	—	—	—	PS	PS	S	
Riding academy	PS	P#	PS	—	—	—	—	—	—	
Community/Institutional Uses										
Cemetery	S	S	S	S	S	S	—	—	—	
Educational/charitable/religious	PS	PS	PS	PS	S	S	PS	PS	—	
Health care facility	S	S	S	PS	S	—	PS	PS	—	

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Use Category	RC	IC	RR	HM	HR	SR	HC	OC	M	Reference
Institutional use	S	P*	S	S	S	S	—	—	—	§ 175-10J
Membership club	S	S	S	S	S	—	PS	PS	—	
Municipal	PS	PS	PS	PS	PS	PS	PS	PS	PS	

NOTES:

- (*) Minor project site plan review required when footprint area exceeds 3,000 square feet. Additions to dwellings where the total cumulative footprint will be greater than 3,000 square feet shall require minor project site plan review if the footprint of the addition exceeds 1,000 square feet.
- (#) Permitted by right if operated in conjunction with the primary institutional use as defined in § 175-74; otherwise a special permit is required. See § 175-10J.
 - (1) Only permitted in a conservation subdivision (see § 175-20).
 - (2) Subject to limitations on building footprint in the Dimensional Table.
 - (3) Only as provided in § 175-10I.
 - (4) Requires a special permit if more than one nonresident employee or 30% of dwelling unit floor space. See § 175-41.
 - (5) Retail use shall not exceed 20% of floor area and shall include only sale of items produced on the premises and customary accessories to such items.
 - (6) Only within the Soil Mining Overlay District.