

ZONING

307 Attachment 1

**NOTES FOR TABLE OF PERMITTED USES  
§§ 307-14 and 307-15, Zoning  
Town of Cortlandt**

[Amended 2-14-2023 by L.L. No. 1-2023; 3-20-2023 by L.L. No. 2-2023; 8-15-2023 by L.L. No. 6-2023; 4-16-2024 by L.L. No. 4-2024; 12-10-2024 by L.L. No. 11-2024; 7-15-2025 by L.L. No. 5-2025]

Note A. The text of Note A for this table appears in the text of the Zoning Chapter, in § 307-15A.

Note 1. Contained within a structure also used for commercial purposes, or as principal use.

Note 2. Only those single-family dwellings existing prior to the effective date of this chapter.

Note 3. Only those two-family dwellings existing prior to the effective date of this chapter.

Note 4. For permitted residential uses only.

Note 5. Any illumination shall be installed in such a way as not to shine directly onto any nearby dwelling.

Note 6. The domestic keeping of animals is subject to the following provisions:

KEY: P = Permitted SP = Special permit
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A. Animals, other than dogs or cats.

Permitted Status	Lot Size	Maximum Number of Animals	
		Large	Small
P	Less than 2 acres	0	4
P	At least 2 acres	2	8
P	At least 3 acres	3	16
P	At least 4 acres	4	24
SP	At least 10 acres	5 or more	25 or more

B. Dogs. NOTE: Dogs less than six months of age shall be exempt from these regulations.

Permitted Status	Lot Size	Maximum Number
P	Lot of any size	3
P	At least 2 acres	4
P	At least 5 acres	5
SP	10 or more acres	6 or more

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C. Cats. There are no land area requirements for the domestic keeping of cats.

Note 7. More than two vending machines are subject to the provisions of § 307-67 of this chapter.

Note 8. All semidetached or attached and multiple dwelling units must be built in either a townhouse, flat, or stacked style.

Note 9. Dining uses including cafes, bakeries, restaurants (except drive-through is prohibited), and other food services are permitted only in support of medical uses and must be located in a building with other medical uses.

Note 10. "Other personal services (SIC Secs. 722-729) (except adult massage establishments)" shall only be permitted in the RG Zone on lots with frontage on a State Road.

Note 11. "Self-storage facility" shall only be permitted south of Memorial Drive.

Note 12. "Self-storage facility" shall only be permitted via special permit on parcels with frontage on Route 202/NYS Route 35.

Note 13. Multifamily Dwellings are only permitted as-of-right in the Highway Commercial (HC) and Designed Commercial (CD) districts on parcels that are also included within the Downtown Neighborhood Overlay (DNO) District, as shown on the Zoning Map.