

ZONING

307 Attachment 2
 Table of Permitted Uses
 §§ 307-14 and 307-15, Zoning
 Town of Cortlandt

[Amended 3-15-1993; 2-14-1995; 3-16-1999; 5-11-1999; 5-13-2003; 8-12-2003; 9-14-2004;

4-11-2006; 3-13-2007 by L.L. No. 5-2007; 3-13-2007 by L.L. No. 6-2007; 7-20-2010 by L.L. No. 12-2010; 3-11-2014 by L.L. No. 2-2014; 5-17-2016 by L.L. No. 2-2016; 10-19-2021 by L.L. No. 6-2021; 2-14-2023 by L.L. No. 1-2023; 3-20-2023 by L.L. No. 2-2023; 7-26-2023 by L.L. No. 5-2023; 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. 4-2025; 7-15-2025 by L.L. No. 5-2025]

LEGEND:

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 permit

	CROS	PROS	R-160	R-80	R-40	R-40A	R-20	R-15	R-10	RG	CC	HC	CD	MD	M-1	HC-9A	AWE	MOD
RESIDENTIAL USES																		
Principal residential uses																		
Single-family dwelling	P	N	P	P	P	P	P	P	P	P	P(1)	P(2)	N	N	N	P(1)	P(1)	P
2-family dwelling																		
Constructed or converted prior to 11-9-1993	N	N	N	N	N	P	N	N	N	P	P(1)	P(3)	N	N	N	P(1)	P(1)	N
Constructed or converted on or subsequent to 11-9-1993	N	N	N	N	N	P	N	N	N	SP	P(1)	N	N	N	N	P(1)	P(1)	N
2-family dwelling in transitional location	N	N	SP	SP	SP	SP	SP	SP	SP	SP	--	--	--	--	--			
3- to 4-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P(1)	N	N
Active adult residential community	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	--	SP	N
Multifamily dwelling													P(13)	P(13)				SP P(8)
Artist live/work space																		SP N
ACCESSORY RESIDENTIAL USES (See Note 4)																		
ADU, attached	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
ADU, detached	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP	SP	SP
Renting of rooms in a single-family dwelling to no more than 2 renters or to a family, except on a premises containing an accessory dwelling unit, attached or detached	P	N	P	P	P	P	P	P	P	P	P	P(2)	N	N	N	P	P	N
Bed-and-breakfast establishments	SP	N	SP	SP	SP	N	N	N	N	N	SP	SP	SP	N	N	SP	P	N
Garage sale (no more than two permitted in a calendar year) ⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home occupation																		
Conducted inside the principal dwelling, with no nonresident employees on site, and of the following types: fine arts studio, dressmaking and millinery; mail-order business; musical instruction or academic teaching or tutoring of not more than 4 pupils simultaneously; preparation of food for sale off site; office for resident professional, such as physician, dentist, architect, broker or attorney; telephone answering service; person working at home with connection to office or other persons by computer, telephone or other communications mode	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
With more than 2 full-time nonresident employees on site	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	P	P	N
Home occupation other than listed above	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	P	P	N	N	N	P	P	N
Playground equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private garage, shed or gazebo	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
Studio	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	N
Barn or stable	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	N
Swimming pool (See Note 5)	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
Pool cabana	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
Tennis court (See Note 5)	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
Unenclosed parking of:																		
Passenger automobiles	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
Not more than 1 commercial vehicle of not more than 25 feet in length nor more than 6,000 pounds in net chassis weight, excluding any commercial vehicle designed primarily for the transportation of petroleum products or other flammable substance, hazardous materials or waste	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	N
Unenclosed storage of boats, recreational vehicles, mobile homes and equipment																		
In rear yard	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	N
In front or side yard	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	P	N
Unenclosed storage of used or scrap material, not to occupy more than 100 square feet of ground area, or not more than 1 unregistered automobile																		
In rear or side yard	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	N
In front yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Domestic keeping of animals: Subject to Note 6																		
Greenhouse, nursery or sale of agricultural and garden crops produced on site	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	N
PARK AND OPEN SPACE (PUBLIC)																		
Passive open space: natural open space areas, wildlife sanctuaries and parks; open spaces preserving important vistas, view corridors or scenic resources; paths, riding trails, boardwalks or bridges for the above; caretaker's dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Active open space: picnic grounds; beaches; gardens; playing fields; tennis courts; swimming pools; other athletic facilities and related buildings, locker facilities, grandstands, bandstands and shelters; parking facilities; maintenance and administration buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PRIVATE WILDLIFE																		
PRIVATE NATURE PRESERVE																		
PRIVATE NATURE PRESERVE USERS																		
Hiking trails for passive recreational use	P	N	P	P	P	P	P	P	P	P	P	P	P	P	P			P P
A farm for educational purposes with the keeping of livestock subject to § 307-15, Note 6	P/SP	N	P/SP	P/SP	P/SP	N	N	N	N	N	N	N	N	N	N			N N
Public and private school curriculum programs	SP	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N			N N
Non-school-curriculum programs	SP	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N			N N

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	CROS	PROS	R-160	R-80	R-40	R-40A	R-20	R-15	R-10	RG	CC	HC	CD	MD	M-1	HC-9A	AWE	MOD
Summer programs	SP	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N		N	N
Construction or enlargement of any building	SP	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N		N	N
The use of any land for organized outdoor group activity	SP	N	SP	SP	SP	N	N	N	N	N	N	N	N	N	N		N	N
Special events, such as but not limited to general membership events, plant sales or other fund-raising events	AP	N	AP	AP	AP	N	N	N	N	N	N	N	N	N	N		N	N
Caretaker's dwelling	P	N	P	P	P	N	N	N	N	N	N	N	N	N	N		N	N
AGRICULTURE AND ANIMAL SERVICES																		
Raising of field and garden crops; vineyard or orchard farming	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
Kennel	N	N	N	N	N	N	N	N	N	N	SP	P	SP	P	P	SP	SP	N
Livestock farm	SP	N	N	N	N	N	N	N	N	N	SP	P	SP	P	P	SP	SP	N
Riding academy	N	N	SP	SP	SP	N	N	N	N	N	SP	P	SP	P	P	SP	SP	N
Animal hospital	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N

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INSTITUTIONAL, RECREATIONAL AND PUBLIC USES																		
Church or other place of worship and religious instruction, parish house, rectory or convent and nursery school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery school	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Public or private school offering courses in general instruction	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
Vocational school, such as business, secretarial or data processing	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
University, college or seminary	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
Government building, including public library	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public golf course	SP	SP	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
Country club	SP	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Tennis club, yacht club or similar sports and recreation club	SP	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Property owners' association building	P	N	P	P	P	P	P	P	P	P	P	N	N	N	N	P	N	P
Dance studio	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Bowling center	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N
Physical fitness facilities	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Amusement center	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
Conversion of living units in camp to year-round occupancy	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N
Membership club	N	N	N	N	N	N	N	N	N	SP ¹	SP	P	P	P	P	P	P	N
Marina	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N
Museum or art gallery	SP	P	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	N
Theater, cinema or motion pictures (except motion picture theaters)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Adult motion picture theaters	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	SP	N	N
School (for profit)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Theatrical producers, bands, orchestras and entertainers (except adult entertainment cabarets)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Amusement and recreation service n.e.c. as defined by SIC Sec. 7999, except as otherwise specified herein	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Hiking trails for passive recreational use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
RETAIL STORES																		
Building materials and garden supplies (SIC Sec. 52)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
General merchandise stores (SIC Sec. 53)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Food stores (SIC Sec. 54)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	P (9)
Automobile dealers and service stations																		
New and used car dealer	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N
Automobile and home supply store	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Gasoline service station	N	N	N	N	N	N	N	N	N	N	SP	SP	N	P	P	SP	SP	N
Recreational vehicle, motor home, boat dealer	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N
Automotive dealer n.e.c. (SIC Sec. 5599)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N
Apparel stores (SIC Sec. 56)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Furniture and home furnishing stores (SIC Sec. 57)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Fuel oil dealers	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Miscellaneous retail stores (SIC Sec. 59) (except adult bookstores) ²	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Adult bookstore ³	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	SP	N	N
Vape shop, to be located at least 1,000 feet away from the nearest point of any property owned by a school or school district, church, or other place of worship or religious instruction	Y	Y	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
EATING AND DRINKING PLACES (SIC Sec. 58) (except adult entertainment cabarets)																		
Adult entertainment cabarets	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	SP	N	N
FINANCE, INSURANCE AND REAL ESTATE (SIC Secs. 60-67)																		
HOTELS AND OTHER LODGING PLACES																		
Hotel (except adult hotel)	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	P	N

ZONING

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Adult hotel	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	SP	N	N
PERSONAL SERVICES FACILITIES																		
Coin-operated laundry and coin-operated dry cleaning	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Garment pressing and cleaners' agent	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Family and commercial power laundry	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	P	N
Other laundry and cleaning service	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	P	N
Conversion of dwelling to funeral service or construction of a funeral service facility	N	N	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	N	N	P	P	N
Funeral service, other than above	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
Other personal services (SIC Secs. 722-729) (except adult massage establishments) ¹⁰	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Adult massage establishments	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	SP	N	N
Self-storage facility	N	N	N	N	N	N	N	N	N	N	SP ¹²	SP ¹²	SP ¹²	P	P	P ¹¹	N	N
BUSINESS SERVICE FACILITIES (SIC Sec. 73) (such as advertising agencies, reproduction, stenographic, equipment rental or data processing)																		
AUTOMOBILE REPAIR, SERVICES AND PARKING																		
Automotive rental	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N
Automobile parking facilities	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P
Automotive repair shop, provided that no unregistered or inoperable motor vehicle remains on the premises for more than 30 days	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	P	N
Automotive body and paint shop, provided that no unregistered or inoperable motor vehicle remains on the premises for more than 30 days	N	N	N	N	N	N	N	N	N	N	N	SP	N	SP	SP	SP	SP	N
Car wash, waxing or polishing	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	P	N
Automotive service, except repair and car wash (SIC Sec. 7549)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	P	N

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Parking for no more than two commercial vehicles, including vehicles designed primarily for the transportation of petroleum products, so long as the petroleum products are emptied from the vehicles(s) prior to parking and the truck(s) is (are) screened from the street. All parked vehicles shall meet all stormwater and environmental standards as required by the Department of Technical Services.	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N
MISCELLANEOUS REPAIR SERVICES (SIC Sec. 76) (such as electrical, radio, television, clock or furniture)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
HEALTH AND SOCIAL SERVICES																		
Hospital or nursing home	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P
Offices of doctors, dentists or other health care practitioners	N	N	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P
Other health (SIC Secs. 808-809) or social services (SIC Sec. 83)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P
LEGAL, MANAGEMENT, ENGINEERING AND OTHER PROFESSIONAL SERVICES (SIC Secs. 81, 87 and 89)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
BUSINESS OR PROFESSIONAL OFFICE IN TRANSITIONAL LOCATION	N	N	SP	SP	SP	SP	SP	SP	SP	SP	--	--	--	--	--			
OFFICE OR RESIDENTIAL USE OF HISTORIC STRUCTURE (Does not apply to uses otherwise permitted by this table)	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N
CONSTRUCTION																		
General building and heavy construction contractors, including contractors' yards	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Special trade contractors, including plumbing, heating and air conditioning, electrical, carpentry, sheet metal, etc.	N	N	N	N	N	N	N	N	N	N	SP	SP	N	SP	SP	SP	SP	N
Warehousing and storage	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
TRANSPORTATION AND PUBLIC UTILITIES																		
Public utility facility																		
Facilities and equipment containing a volume of less than 300 cubic feet, for local distribution of utility services, whether or not on the same lot as another use	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Buildings approved in connection with, and on the same site as, a Planning Board-approved subdivision	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
All other public utility facilities, including but not limited to transmission towers and mass transportation facilities	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N
Trucking and courier services	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Taxicab operation	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Travel agencies	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P	N
WHOLESALE TRADE (not including asphalt batching in MO Zone)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
MANUFACTURING																		
Food and kindred products (SIC Sec. 20)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Textile mill products (SIC Sec. 22)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Apparel and other finished products made from fabrics and similar materials (SIC Sec. 23)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Lumber and wood products (SIC Sec. 24), except furniture and except logging, sawmills and planing mills	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Furniture and fixtures (SIC Sec. 25)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Die-cut paper, paperboard and cardboard (SIC Sec. 2675)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	N
Other paper and allied products (SIC Sec. 26), except pulp mills, paper mills and paperboard mills	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Printing, publishing and allied industries (SIC Sec. 27)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Leather and leather products (SIC Sec. 31), except leather tanning and finishing	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Cut stone and stone products (SIC Sec. 328), except quarrying and processing of own stone	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Fabricated metal products, except machinery and transportation equipment (SIC Sec. 34)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Computer and office equipment (SIC Sec. 357)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Household audio and video equipment (SIC Sec. 365)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Communications equipment (SIC Sec. 366)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Electronic components and accessories (SIC Sec. 367)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Boat building and repairing (SIC Sec. 3732)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Measuring, analyzing and controlling instruments; photographic, medical and optical goods, watches and clocks (SIC Sec. 38)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Jewelry, precious metal, jewelers' findings and materials and lapidary work (SIC Secs. 3911 and 3915)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	N
Miscellaneous manufacturing industries (SIC Sec. 39)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Manufacture of goods of any type for retail sale on premises with not more than 10 employees	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	SP	SP	SP	N
JUNKYARD																		
ACCESSORY NONRESIDENTIAL USES																		
Accessory buildings and accessory uses, except as specified below	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Outdoor display and storage of goods or equipment, except as authorized by other town regulations (live plant materials, automobiles, boats and aboveground pools for retail sale are exempt from these regulations)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Storage of goods or equipment in trailers, box trailers or similar vehicles, registered or unregistered	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N

ZONING

	CROS	PROS	R-160	R-80	R-40	R-40A	R-20	R-15	R-10	RG	CC	HC	CD	MD	M-I	HC-9A	AWE	MOD
Not more than 2 outdoor vending machines, only 1 of which may be illuminated (See Note 7)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Private garage	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N

¹ Editor's Note: L.L. No. 6-2007, adopted 3-13-2007 also provided that such special permits shall be renewable every three years.