

ZONING

240 Attachment 1

**Schedule of Use Regulations
Residential Districts
Town of Wappinger**

[Amended 4-27-1998 by L.L. No. 4-1998; 9-24-2001 by L.L. No. 5-2001; 2-23-2004 by L.L. No. 3-2004; 6-27-2005 by L.L. No. 6-2005; 1-26-2009 by L.L. No. 2-2009; 6-13-2011 by L.L. No. 5-2011; 1-23-2012 by L.L. No. 3-2012; 1-28-2013 by L.L. No. 6-2013; 9-9-2013 by L.L. No. 13-2013; 11-12-2013 by L.L. No. 14-2013; 4-27-2015 by L.L. No. 1-2015; 7-11-2016 by L.L. No. 2-2016; 1-30-2017 by L.L. No. 1-2017¹; 11-27-2017 by L.L. No. 6-2017; 4-28-2025 by L.L. No. 3-2025]

Key:

- PP = Permitted principal use
- PA = Permitted accessory use
- SPU = Special permit use

Use	Districts	
	In any residential district, no buildings or premises shall be used, and no building or group of buildings or part of a building or structure shall be erected, constructed, enlarged, altered, arranged, used or designed to be used, in whole or in part, except for one or more of the uses set forth below. Only those uses specifically listed as being permitted shall be permitted; all other uses shall be deemed to be prohibited. Accessory buildings or uses shall not be permitted on a lot without a permitted principal building or use. All uses are subject to the requirements and conditions set forth in the noted sections (§).	R-5A R-3A R-80 R-40/80 R-40 R-20/40 R-20 R-15 R-10
Residential		
1-family dwellings, not to exceed 1 dwelling on each lot	PP	PP
2-family dwellings		PP
Multifamily dwellings (§ 240-38)		PP
Conversion of certain existing large residential structures to a 2-family or multifamily dwelling (§ 240-56)	SPU	SPU
Designed residential development, subject to Town Board approval (§ 240-50)	SPU	SPU
Mobile home parks, subject to Town Board approval (§ 240-51)	SPU	SPU
Accessory apartments (§ 240-53)	PA	PA ²
The renting of rooms to not more than 2 persons not members of the resident family	PA	

NOTE:

¹(Reserved)

²Permitted only in connection with a one-family dwelling unit.

¹ Editor’s Note: This local law was adopted as a remedial measure and also stated in Section 10 that any approvals issued under L.L. No. 1-2015 after its effective date of 5-18-2015 shall be considered valid notwithstanding the readoption of this law.

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	R-5A R-3A R-80 R-40/80 R-40 R-20/40 R-20 R-15 R-10	RMF-3 RMF-5
Residential		
Temporary housing unit (such as Elderly Cottage Housing Opportunity) (§ 240-60)	SPU	
Family day-care homes	PP	PP
Guest cottages and caretaker dwellings (§ 240-61)	SPU	SPU
Temporary structures on construction sites (§ 240-27)	SPU	SPU
Nursing and convalescent homes, not including institutions for the mentally ill or facilities for the treatment of drug or alcohol addiction (§ 240-64)	SPU	
Public and Quasi-Public		
Buildings, structures and uses owned or operated by the Town of Wappinger; buildings, structures and uses of any other governmental entity or district, excluding garages and dumps	PP	PP
Public schools	PP	PP
Places of worship, including rectories, parish houses and religious schools with minimum setbacks from adjacent residential properties equal to twice those otherwise required in the district in which the property is located	PP	PP
Private schools and colleges (§ 240-58)	SPU	SPU
Libraries, museums and art galleries on lots with frontage on a state or county road and provided the use derives its primary access from such road	SPU	SPU
Cemeteries (§ 240-77)	SPU	
Farm- and Animal-Related		
Farm uses, including accessory farm produce stands, nurseries and greenhouses (§ 240-55)	SPU	SPU
Temporary outdoor stands for the sale and display of field and garden crops (§ 240-59)	SPU	SPU

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Farm- and Animal-Related		
Riding academies and commercial stables (§ 240-74)	SPU	
Veterinarian offices, pet day care and commercial kennels (§ 240-71)	SPU	
Except with respect to agricultural operations as defined by the New York State Agriculture and Markets Law, the keeping of horses and/or farm animals, properly, restrained, for the use of residents and their guests, provided that not less than two acres of land is available for the first farm animal and an additional two acres is available for each additional large farm animal, except that the offspring of an animal may be kept with its mother for a period not to exceed one year; all animal feed is stored in rodent-proof containers; and no storage of manure shall be within 150 feet of a street, property line, watercourse or wetlands area	PA	
Private kennel, on a lot of at least 2 acres	PA	
Beekeeping (§ 240-34)	SPU	
Recreation		
Private, community or fraternal recreation clubs (§ 240-62), subject to Town Board approval	SPU	SPU
Conventional golf courses, pitch and putt (par 3) golf courses and driving ranges, subject to Town Board approval	SPU	SPU
Municipal parks and playgrounds typically including facilities such as tennis, basketball and paddle tennis courts, baseball and soccer fields, and swimming pools, subject to Town Board approval	SPU	SPU
Private camps for seasonal residents (§ 240-63)	SPU	
Swimming pools or other accessory recreational facilities for the use of the residents of the premises and their guests (§ 240-21E)	PA	PA

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Home Businesses		
Bed-and-breakfast establishments (§ 240-73)	SPU	
Home occupations, other than professional office or professional studio uses, which do not involve on-site clients, visitors, customers or patrons.	PA	
Home occupations, other than professional office or professional studio uses which involve on-site clients, visitors, customers or patrons.	SPU	
Professional office and professional studio uses in a residence (§ 240-54)	SPU	
Historic house tours, receptions and similar events (§ 240-81.3)	SPU	
Utilities		
Sewage treatment plants or water supply facilities which are not part of a project approval, subject to Town Board approval	SPU	SPU
Telecommunications towers, antennas and personal wireless service facilities	SPU	SPU
Public utilities, including underground transmission and distribution lines serving the local area only, which are not part of a project approval, subject to Town Board approval	SPU	SPU
Solar farm (permitted in R-40/80, R-80, R-5A and R-3A (see § 240-57)	*	
Storage		
Outdoor storage of 1 auto trailer or 1 unoccupied recreation vehicle or 1 boat or 1 other single vehicle owned by the residents of the premises, provided that such trailer, boat or other single vehicle is effectively screened from adjoining properties. Such storage area shall comply with all minimum yard setback requirements for buildings, but in no case shall it be permitted in the front yard	PA	SPU

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Storage		
<p>Outdoor storage of more than 1 auto trailer, unoccupied mobile home trailer, boat or other vehicle owned by the residents of the premises, provided that such trailers, boats or other vehicles are effectively screened from adjoining properties. Such storage area shall comply with all minimum yard setback requirements for buildings, but in no case shall they be permitted in the front yard</p>	<p>SPU</p>	
<p>Subject to the issuance of a building permit, outdoor storage of 1 portable storage unit for a period not exceeding 9 months during any 12-month period if the property owner also possesses a valid building permit for work on the lot, or not exceeding 3 months during any 12-month period otherwise. Such storage unit shall only be located on a driveway or in a parking area, and not on a lawn or other vegetated area.</p>	<p>PA</p>	<p>PA</p>
Accessory Structures		
<p>Garden houses, pool houses, playhouses or greenhouses incidental to the residential use of the premises not operated for profit, provided that any such structure complies with all yard and setback requirements for buildings, but in no case shall they be permitted in the front yard</p>	<p>PA</p>	<p>PA</p>
<p>Not more than 2 electronic (radio) receiving/transmitting towers (§ 240-22)</p>	<p>PA</p>	<p>PA</p>
<p>Satellite receiving antennas (§ 240-28)</p>	<p>PA</p>	<p>PA</p>
<p>Any accessory building or use determined by the Planning Board to be customarily incidental to a permitted use</p>	<p>PA</p>	<p>PA</p>
<p>Signs (§ 240-29)</p>	<p>PA</p>	<p>PA</p>
<p>Short-term rentals (R-40, R-40/80, R-80, R-3A and R-5A Districts only, per § 240-69.1)</p>	<p>PA</p>	

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Miscellaneous	PA	PA
Exterior lighting (§ 240-23)	PA	PA
Bus passenger shelters	SPU	SPU
Temporary construction and sales trailers (§ 240-27.1)	PA	PA