

ZONING

143 Attachment 1

Town of Red Hook

District Schedule of Use Regulations

[Amended 7-11-1995 by L.L. No. 1-1995; 7-12-2011 by L.L. No. 3-2011; 3-8-2016 by L.L. No. 1-2016; 12-12-2017 by L.L. No. 5-2017; 5-30-2018 by L.L. No. 3-2018; 6-26-2019 by L.L. No. 5-2019; 10-12-2021 by L.L. No. 4-2021; 12-22-2021 by L.L. No. 6-2021; 2-11-2025 by L.L. No. 1-2025]

Symbol:

P = Permitted use in specified district

SP = Special use permit required for use in specified district

X = Prohibited use in specified district

* = Site plan required

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
RESIDENTIAL PRINCIPAL USES												
Single-family dwelling (existing)	P	P	P	P	P	P	P	P	P	P	P	
Single-family dwelling (new construction or adaptive reuse)	SP*	P	P	P	P	P	P	SP*	X	X	X	§ 143-53
Two-family dwelling (new construction)	X	X	X	X	X	SP	SP	P	X	X	X	§ 143-54
Two-family dwelling (conversion)	X	SP	SP	SP	X	X	SP	SP	X	X	X	§ 143-55
Multifamily dwelling (new construction)	X	X	X	X	SP*	SP*	X	X	SP*	SP*	X	§§ 143-56 and 143-57
Multifamily dwelling (conversion or adaptive reuse)	X	SP*	SP*	SP*	SP*	SP*	X	SP*	SP*	SP*	X	§§ 143-58 and 143-59
Row or attached dwelling	X	X	X	X	X	SP*	SP*	X	X	X	X	
Mobile home on individual lot	X	X	X	X	X	X	X	X	X	X	X	
Mobile home park	X	X	X	X	X	SP*	X	X	X	SP*	X	§ 143-60
Boarding- or rooming house	X	X	X	X	X	X	SP	SP	SP	SP	X	§ 143-61
Community residence	X	P	P	P	P	P	P	P	X	X	X	
Elderly or senior citizen housing complex	X	X	X	X	SP*	SP*	X	X	X	SP*	X	§ 143-62
Enriched housing for the elderly	X	X	SP	SP	SP	SP	X	X	X	X	X	§ 143-63

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	§ 143-37
Medium solar energy system	p* ¹	p*	p*	p*	p*	p*	p* ¹	p*	p* ¹	p* ¹	p*	§ 143-37
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37
RESIDENTIAL ACCESSORY USES												
Accessory apartment within single-family dwelling structure (new construction or conversion)	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	§§ 143-64 and 143-65
Accessory apartment within separate structure (adaptive reuse)	X	SP	SP	SP	X	X	X	SP	X	X	X	§§ 143-66
Agriculture	P	P	P	P	P	P	P	P	P	P	P	
Bed-and-breakfast establishment	X	SP	SP	SP	X	X	SP	SP	SP	SP	X	§ 143-67
Cottage on residential premises	X	SP	SP	SP	SP	SP	SP	X	X	X	X	§ 143-68
Home occupation Class 1, occurring within dwelling unit	X	P	P	P	P	P	P	P	P	P	P	
Home occupation Class 2, occurring within customary accessory building on residential premises	X	SP	SP	SP	X	X	SP	X	SP	SP	SP	§ 143-69
Micro hydropower facility	SP*	X	X	X	X	X	X	X	X	X	X	§ 143-107.1
Private airstrip or heliport	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-70
Roadside stand	P	P	P	P	P	P	P	P	P	P	P	
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	§ 143-37
Medium solar energy system	p* ¹	p*	p*	p*	p*	p*	p* ¹	p*	p* ¹	p* ¹	p*	§ 143-37
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37
Customary accessory use or structure incidental to the permitted or special permit use and located on the same lot, as defined in § 143-4 of this chapter	X	P	P	P	P	P	P	P	P	P	P	
NONRESIDENTIAL PRINCIPAL USES (in addition to permissible home occupations and farm industries)												

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Agricultural, Conservation and Open Space Uses												
Agriculture	P	P	P	P	P	P	P	P	P	P	P	
Boat clubs, docks and boat ramps	SP*	SP*	X	X	X	X	SP*	SP*	X	X	X	§ 143-107
Conservation use; nature and wildlife preserves, including environmental field station	P	P	P	P	P	P	P	P	P	P	P	
Farm	P	P	P	P	P	P	P	P	P	P	P	
Golf course and country club	X	X	P*	P*	P*	X	X	X	X	X	X	
Fishing club	SP*	SP*	SP*	SP*	X	X	X	X	X	X	X	§ 143-71
Hunting club	X	SP*	SP*	SP*	X	X	X	X	X	X	X	§ 143-71.1
Large-scale commercial logging	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	§ 143-73
Small-scale commercial logging	P	P	P	P	P	P	P	P	P	P	P	§ 143-73
Outdoor recreation facility, including uses such as skiing, skating, picnicking, and outdoor camping	SP*	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	X	§ 143-72
Public park, including docks and boat ramps; and trail systems	P	P	P	P	P	P	P	P	P	P	P	
Timber operation	P	P	P	P	P	P	P	P	P	P	P	
Community Services and Facilities; Institutional Uses												
Alternate-care facility	X	X	X	X	X	X	X	SP*	X	X	X	§ 143-74
Congregate-care facility	X	X	X	X	SP*	SP*	X	X	X	X	X	§ 143-75
Cemetery, including mausoleum	X	X	SP*	SP*	X	X	SP*	SP*	X	X	X	§ 143-76
Child day-care center	X	X	X	SP*	SP*	SP*	X	SP*	SP*	SP*	X	§ 143-77
Church or other place of religious worship, including meeting hall, parish house and similar facilities	X	X	SP*	SP*	SP*	SP*	SP*	SP*	P*	P*	X	§ 143-78
Cultural facility (e.g., library, art gallery or museum)	X	SP*	X	X	X	X	SP*	SP*	SP*	P*	X	§ 143-79
Day camp	X	SP*	SP*	SP*	X	X	X	SP*	X	X	X	§ 143-80
Educational campus	X	X	X	X	X	X	X	SP*	X	X	X	§ 143-81
Educational	X	X	X	SP*	X	X	X	SP*	X	X	X	§ 143-82

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2		
institution, including school for elementary, secondary education or higher education													
Family day-care or group family day-care facility ³	X	P*	P*	P*	P*	P*	P*	P*	X	X	X		
Fire station	X	X	X	P*	X	X	P*	X	X	P*	P*		
Government office and/or meeting hall	X	X	X	X	X	X	P*	X	P*	P*	P*		
Hospital	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-83	
Membership club	X	X	X	X	X	X	X	P*	X	P*	P*		
Nursery school or day nursery	X	X	X	SP*	SP*	SP*	X	SP*	SP*	SP*	SP*	§ 143-77	
Nursing home	X	X	X	X	X	SP*	X	SP*	X	X	X	§ 143-84	
Post office	X	X	X	X	X	X	P*	P*	P*	P*	X		
Public transportation terminal	X	X	X	X	X	X	SP*	SP*	X	SP*	SP*	§ 143-85	
Business and Service Uses (in addition to permissible home occupations, farm industries and generally accepted agricultural and farm management practices)													
Airport facility	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-86	
Bakery	X	X	X	X	X	X	X	X	P*	P*	X		
Bank	X	X	X	X	X	X	X	X	X	P*	X		
Bar, tavern or nightclub	X	X	X	X	X	X	X	X	X	P*	X		
Building material supply and sales; lumberyard	X	X	X	X	X	X	X	X	X	X	P*		
Business and/or professional office or establishment;	X	X	X	X	X	X	X	X	P*	P*	P*		
Cannabis retail dispensary	X	X	X	X	X	X	X	X	SP	X	SP	§ 143-67	
Commercial boarding and/or breeding kennel; animal hospital (unenclosed)	X	X	SP*	SP*	X	X	X	X	X	X	SP*	§ 143-87	
Commercial nursery	X	X	X	X	X	X	X	X	X	P*	P*		
Commercial amusement and recreation facility, including health club	X	X	X	X	X	X	X	X	X	P*	P*		
Conference center, including accessory dining and lodging facilities	X	SP*	X	X	X	X	X	SP*	X	X	X	§ 143-88	
Convenience store	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-89	

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Drive-in, drive-through, or drive-in window	X	X	X	X	X	X	X	X	X	X	X	
Farmers' market	X	X	X	X	X	X	X	X	SP*	SP*	SP*	§ 143-90
Food or grocery store	X	X	X	X	X	X	X	X	P*	P*	X	
Food truck	X	X	X	X	X	X	X	P	P ⁴	P	P	Chapter 79 ⁵
Formula business	X	X	X	X	X	X	X	X	X	X	X	
Funeral home	X	X	X	X	X	X	X	X	X	P*	X	
Gasoline station; automobile service facility	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-91
Health spa	X	X	X	X	X	X	X	X	SP*	P*	X	
Lodging	X	SP*	X	X	X	X	X	SP*	SP*	SP*	X	§ 143-92
Medical or dental clinic	X	X	X	X	X	X	X	X	X	P*	P*	
Office building	X	X	X	X	X	X	X	X	X	P*	P*	
Office park	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-94
Personal service use or establishment	X	X	X	X	X	X	X	X	P*	P*	X	
Recreational vehicle park	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-95
Restaurant	X	X	X	SP*	X	X	X	X	P*	P*	X	§ 143-96
Retail business; store or specialty shop	X	X	X	X	X	X	X	X	P*	P*	X	
Riding academy; boarding stable	X	X	SP*	SP*	X	X	X	X	X	X	X	§ 143-98
School conducted for profit, including vocational training and specialized nonacademic instruction	X	X	X	X	X	X	X	X	X	P*	P*	
Self-service laundry or laundromat	X	X	X	X	X	X	X	X	X	P*	P*	
Service business shop or office	X	X	X	X	X	X	X	X	X	P*	P*	
Shopping center	X	X	X	X	X	X	X	X	X	SP*	X	§ 143-99
Theater, movie (indoor)	X	X	X	X	X	X	X	X	X	P*	X	
Theater, for performing arts	X	X	X	X	X	X	X	SP*	SP*	X	X	§ 143-100
Veterinarian's office; animal hospital (fully enclosed)	X	X	P*	P*	X	X	X	X	X	P*	P*	

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Commercial and Light Industrial Uses (in addition to permissible home occupations, farm industries and generally accepted agricultural and farm management practices)												
Automobile body shop	X	X	X	X	X	X	X	X	X	X	P*	
Automobile rental and/or sales establishment	X	X	X	X	X	X	X	X	X	P*	P*	
Bulk fuel storage and distribution	X	X	X	X	X	X	X	X	X	X	X	
Car wash	X	X	X	X	X	X	X	X	X	P*	P*	
Cold storage facilities	X	X	X	X	X	X	X	X	X	X	P*	
Collecting the waters of a natural, free-flowing spring and operating an associated bottling works	X	X	X	X	X	X	X	X	X	X	X	
Commercial communications receiving and/or transmitting facility	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-103
Contractor's yard or establishment	X	X	X	X	X	X	X	X	X	X	P*	
Dry-cleaning plant	X	X	X	X	X	X	X	X	X	X	X	
Equipment rental and/or sales, small household-related	X	X	X	X	X	X	X	X	P*	P*	P*	
Equipment rental and/or sales, heavy	X	X	X	X	X	X	X	X	X	X	P*	
Extractive operations, including soil mining	X	X	X	SP	X	X	X	X	X	X	X	§ 143-104
Junkyard; motor vehicle junkyard	X	X	X	X	X	X	X	X	X	X	X	
Landfill, construction and/or demolition	X	X	X	X	X	X	X	X	X	X	X	
Landfill, sanitary	X	X	X	X	X	X	X	X	X	X	X	
Light industrial park	X	X	X	X	X	X	X	X	X	X	SP*	§ 143-105
Light manufacturing or processing and associated office, warehousing and storage facility	X	X	X	X	X	X	X	X	X	X	P*	
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	§ 143-37
Medium solar energy system	P* ¹	P*	P*	P*	P*	P*	P* ¹	P*	P* ¹	P* ¹	P*	§ 143-37
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2		
Micro hydropower facility	SP*	X	X	X	X	X	X	X	X	X	X	X	§ 143-107.1
Public or franchise utility station	X	X	X	P*	X	X	X	P*	X	P*	P*		
Public or franchise utility garage and/or storage yard, including recycling center and/or transfer station	X	X	X	X	X	X	X	X	X	X	P*		
Repair and/or machine shop	X	X	X	X	X	X	X	X	X	X	P*		
Research laboratory and related facilities	X	X	X	X	X	X	X	X	X	X	P*		
Sawmill and related facilities	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-106	
Warehousing independent of production facilities	X	X	X	X	X	X	X	X	X	X	P*		
Wholesale business or sales	X	X	X	X	X	X	X	X	X	X	P*		
Waterfront Uses													
Marinas	X	X	X	X	X	X	X	X	X	X	X	X	
NONRESIDENTIAL ACCESSORY USES													
Single-family dwelling unit related to a principal institutional or business use and located on the same premises	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	§ 143-108
Composting facility accessory to farm	X	P	P	P	P	P	P	P	P	P	P	P	
Farm industry	X	P	P	P	P	P	X	P	P	P	P	P	
Farm market 1	X	P*	P*	P*	P*	P*	X	X	P*	P*	P*	P*	
Farm market 2	X	SP*	SP*	SP*	SP*	X	X	X	P*	SP*	SP*	SP*	§ 143-109
Housing for farm principals and employees 1	X	P	P	P	P	X	X	P	X	X	X	X	
Housing for farm principals and employees 2	X	SP	SP	SP	SP	X	X	SP	X	X	X	X	§ 143-110
Micro hydropower facility	SP*	X	X	X	X	X	X	X	X	X	X	X	§ 143-107.1
Private airstrip or heliport	X	X	X	SP*	X	X	X	X	X	X	X	X	§ 143-70
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	SP*	§ 143-37
Medium solar	P* ¹	P*	P*	P*	P*	P*	P* ¹	P*	P* ¹	P* ¹	P*	P*	§ 143-37

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	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
energy system												
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37
Customary accessory use or structure incidental to the permitted or special permit use and located on the same lot, as defined in § 143-4 of this chapter	X	P	P	P	P	P	P	P	P	P	P	
TEMPORARY USES												
Carnival, fair, circus, flea market or similar event (off-premises)	X	X	X	X	X	X	X	P	X	P	X	
Carnival, fair, circus, flea market or similar event (on-premises)	X	P	P	P	P	P	P	P	X	P	P	
Private garage or yard sale	X	P	P	P	P	P	P	P	P	P	P	
Temporary building for construction or development purposes	X	P	P	P	P	P	P	P	P	P	P	

Notes:

- ¹ Ground-mounted solar energy systems prohibited.
- ² See § 143-49.3 for design standards for development within the HB District.
- ³ Except that within a single-family or two-family residence or apartment that is permitted in the zoning district or lawfully existing as a nonconforming use, a family day care or group family day care, as defined in § 390 of the Social Services Law, is permitted as an accessory use where licensed, operated and maintained in accordance with applicable laws and regulations including § 390 of the Social Services Law of the State of New York and in conformance with applicable building codes.
- ⁴ Daily permit only.
- ⁵ See § 79-7 for exceptions.