

ZONING

158 Attachment 1

Town of Cornwall

Table of General Use Regulations MCR District

[Amended 6-13-2005 by L.L. No. 3-2005; 3-8-2010 by L.L. No. 3-2010; 9-12-2016 by L.L. No. 6-2016; 2-12-2020 by L.L. No. 1-2020; 10-4-2021 by L.L. No. 3-2021]

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District	Uses Permitted by Right (See Notes.)	Use Group	Uses by Special Permit (See Notes.)	Use Group	Permitted Accessory Uses
MCR	1. The following commercial operations and accessory uses thereto, provided that there shall be no animal or fowl housing or storage of manure or other odor- or dust- producing use or substance, except spraying and dusting to protect vegetation, within 150 feet of any lot line. (a) The raising of field or garden crops, vineyards, or orchard farming, the maintenance of plant nurseries and the seasonal sale of products thereof, provided that no sales building is erected and no more than 1 sign conforming to § 158-18 is erected. (b) Keeping, breeding and raising of cattle, including dairies, sheep, and horses on lots of 20 acres or more. (c) Keeping, breeding and raising of fowl on lots of 10 acres or more, but specifically excluding cage-type poultry operations. 2. Public parks and playgrounds. 3. Community facilities, buildings and uses operated by the Town of Cornwall or any agency thereof. 4. Outdoor recreation activities, provided that no structures or changes in existing ground cover, trees, or topographical alterations are required or incidental thereto, for the benefit of the owners or bona fide guests, at no charge, but excluding operation of recreational vehicles except by permit of the Town Board. 5. Essential services, open.	A	1. Bed-and-breakfast residence: accessory to a single-family dwelling unit, subject to the provisions of § 158-21U.	B	1. Accessory parking, subject to § 158-16A and B. 2. Accessory loading, subject to § 158-16C. 3. Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. 4. Accessory to any agricultural operations: greenhouse, barns, silo, toolsheds, garages, outside storage of agricultural materials, provided that any accessory structure is set back 50 feet from any lot line. 5. Accessory to any agricultural operations: buildings or stands for the display and sale and for the storage, washing, grading, and packing (but not processing) of agricultural products grown primarily on the premises, provided that any such accessory building is set back at least 50 feet from any lot line, but specifically excluding the slaughtering or evisceration of fowl or livestock other than for the personal use of the operators. 6. Accessory signs subject to § 158-18. 7. Keeping of not more than 2 nontransient boarders or roomers, provided further that the household population shall conform to the definition of "family" as defined in the Zoning Law of the Town of Cornwall. 8. Storage of boats, trailers or recreational vehicles subject to § 158-16H. 9. Private garages accessory to residential uses. 10. Temporary structures for storage of equipment and materials used in connection with the construction of a permitted use, not to exceed a period of 1 year limited to two six-month renewals, subject to § 158-16H(3). 11. Accessory to 1-family detached dwelling, home daycare. 12. Private swimming pools accessory to a residential use subject to § 158-21K. 13. Home occupations. 14. Accessory to a residential use, the keeping of domestic animals, provided that no domestic animal is maintained (housed or stabled) within any required yard. 15. Accessory to a residential use, the keeping of domestic animals, except pigs, provided that not more than 2 dogs or other small domestic animals are kept on lots of less than 1 acre; on lots of 1 acre or more at least 1/8 acre of open lot area is available for each 1 dog over 1 year old up to a maximum of 3 dogs, and for each 1 of any other small domestic animal (except fowl) over 1 year old up to a maximum of 4 such animals; at least 4,000 sq. ft. of open lot area is available for each 1 fowl over 6 months old up to a maximum of 15 fowl; at least 1/2 acre of suitable grazing land is available for each sheep, goat or pony and at least 1 acre of suitable grazing land is available for each other large domestic animal (e.g. horses, cattle); and no domestic animals, other than dogs or cats, or animal waste is kept within 25 feet of any property line and no roosters is kept within 500 feet of any property line. All domestic animals, except dogs and cats, shall be maintained within an enclosure or fenced area, and all animal feed shall be stored in rodent-proof containers. 16. Accessory dwelling unit: Accessory dwelling units are permitted by the Building Inspector subject to the following standards: (a) That the accessory dwelling unit be part of the main dwelling unit, and that the accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. (b) That the main dwelling unit or the accessory dwelling unit be occupied for a minimum of 6 calendar months per year by the owner of the structure. (c) That the accessory dwelling unit shall not be larger than 750 sq. ft. in size and shall not contain more than 1 bedroom. (d) That sufficient additional parking, water supply and sanitary sewer provisions are available to meet the needs of the accessory dwelling unit. 17. Amateur radio towers accessory to a residence within the Town shall be permitted in any residence district, subject to site plan approval and other provisions of Chapter 158. 18. Ancillary to museums and farm activities conducted on the site, craft shops, antique and farm-related sales, and museum gift shops.
			2. Essential services. 3. Wind turbines.	D	
			4. Bed-and-breakfast inns, subject to § 158-21V.		
			5. Radio towers and antennae and other public communications utility towers and equipment mounted thereon, subject to § 158-22.		
			6. Museums, not-for-profit open space institutes and conference centers on lots of 125 acres or greater.		
			7. Churches or other similar places of worship.	C	
	7. 1-family detached dwelling, not to exceed 1 dwelling on each lot with driveway access to a public road or private road.	B			

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District	Uses Permitted by Right (See Notes.)	Use Group	Uses by Special Permit (See Notes.)	Use Group	Permitted Accessory Uses
	8. Commercial forestry/timber harvesting, by permit of the Building Inspector, on lots of 5 acres or greater. All work shall be required to be performed by a cooperating consulting forester or a member of the NY Institute of Consulting Foresters, who shall follow prescribed practices to minimize the incidence of erosion and siltation in performing the work and to stabilize the site after completion of the work, and who shall restore all roadside ditches and culverts as needed after completion of the work. Foresters shall register with the Building Inspector for a site prior to performing such work, describing the proposed scope of work and the estimated starting date and date of completion.				

NOTES:

- 1. Uses followed by an asterisk (*) are by special permit of the Town Board pursuant to § 158-40. All other uses in Column 3 are by special permit of the Planning Board pursuant to § 158-40.
- 2. Site plan approval is required, except for single-family detached and two-family detached dwellings.

- 3. Accessory dwelling unit in a house without public water and/or sewer services requires certification by an appropriate New York State licensed professional that well and/or septic system are sufficient for the additional use. Also, the site plan must provide sufficient detail for buffering from adjacent properties and adequate parking.
- 4. All uses are subject to all current federal, state, county and other local requirements and reviews as applicable.