

ZONING

158 Attachment 9

**Town of Cornwall
Table of General Use Regulations PIO District**

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

1	2		3		4
District	Uses Permitted by Right (See Notes.)	Use Group	Uses by Special Permit (See Notes.)	Use Group	Permitted Accessory Uses
PIO	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 substances, 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 an 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 the operation of recreational vehicles except by permit of the Town Board. 5. Essential services, open.	E	1. Commercial forestry and timber harvesting on renewable special permit.	E	1. Accessory parking, subject to § 158-16A and B. 2. Accessory loading, subject to § 158-16C. 3. Storage of goods, equipment, raw materials or products 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, except as specified in Column 2 (No. 1). 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 6-month renewals, subject to § 158-16H(3). 11. Gatehouse or watchman's quarters. 12. Accessory storage as stipulated in the special permit for the principal use upon or as approved by the Planning Board for permitted use. 13. Accessory to existing 1-family detached dwelling, home daycare. 14. Accessory business communications towers for use by a business entity in the course of carrying out its business within the Town shall be permitted in the HC and PIO Districts subject to site plan approval and other provisions of Chapter 158.
			2. Bed-and breakfast (in qualifying structures completed prior to January 1, 1987).	H	
			3. Earth operations as defined herein. No washing, screening, crushing, or other processing is permitted.	I	
			4. Essential services.		
			5. Wind turbines.	J	
			6. Animal kennels and veterinary clinics, subject to § 158-21A and B.	K	
			7. Accessory dwelling unit (in structures completed prior to January 1, 1987). See residential accessory table for related requirements.		
			8. Building contractors yards, lumber and building material supply yards, except facilities for bulk concrete mixing and batching.	N	
	7. Fraternal, social halls, meeting rooms and catering facilities.	F	9. Trailers for business office and commercial use not exceeding a period of 6 months and nonrenewable, except as set forth in § 158-16H(3).	J	
	8. Sale of automotive supplies and equipment, except sales of parts from wrecked vehicles which are on the premises. Subject to § 158-15.	G	10. Planned industrial parks subject to § 158-21J.	B	
	9. Laboratories and related offices engaged in product testing and research. 10. Light manufacturing uses, subject to § 158-21G. 11. Offices. 12. Schools of special instruction.	A	11. Printing plant or publishing house.		
			12. General manufacturing and industrial processing operations, except prohibited uses of § 158-17C.	C	
			13. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.		
			14. Churches or other similar places of worship.	O	

- 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.