

ZONING

158 Attachment 4

Town of Cornwall

**Table of General Use Regulations SR-1 District
[Amended 6-13-2005 by L.L. No. 3-2005; 2-12-2020 by L.L. No. 1-2020]**

1	2		3		4		
District	Uses Permitted by Right (See Notes.)		Uses by Special Permit (See Notes.)		Permitted Accessory Uses		
		Use Group		Use Group			
SR-1	1. Public parks and playgrounds. 2. Community facilities, buildings, and uses operated by the Town of Cornwall or an agency thereof. 3. Outdoor recreation activities, provided that no structures or change 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. 4. Essential services, open.		A	1. Family and group care facilities subject to § 158-21P.*	K	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 signs subject to § 158-18. 5. 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. 6. Storage of boats, trailers or recreational vehicles subject to § 158-16H. 7. Private garages accessory to residential uses. 8. Private swimming pools accessory to a residential use subject to § 158-21K. 9. Home occupations. 10. On a single lot, not less than 5 acres: 1 guest house or 1 caretaker’s cottage or 1 servant’s quarters, meeting all current setbacks, lot area, and all building and fire codes so that it would meet all requirements for subdivision. 11. 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 3 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 5 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 are 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. 12. 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. 13. 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. 14. Accessory to 1-family or 2-family detached dwelling, home daycare.	
	5. 1-family detached dwelling, not to exceed 1 dwelling on each lot with driveway access to a public or private road.			C	2. Private schools, subject to § 158-21R.		L
	6. 1-family detached dwelling, not to exceed 1 dwelling on each lot with driveway access to a public or private road, and with house service to public sewer service or public water service.			F	3. Home professional offices.		I
	7. 1-family detached dwelling, not to exceed 1 dwelling on each lot with driveway access to a public or private road, and with house service to public water supply and sewer service.			G	4. Bed-and-breakfast residence: accessory to a single-family dwelling unit, subject to the provisions of § 158-21U.		N
	8. 2-family detached dwellings, not to exceed 2 attached dwelling units on each lot, with driveway access to a public road and with house service to public water supply and sewer service.			H	5. Essential services.		D
					6. Churches or other similar places of worship and, on the same lot therewith, a one- or two-family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted.		E
				7. Senior citizen housing, subject to § 158-24.			
				8. Mobile home development, subject to § 158-21F.	J		

NOTES:

XXXXX CODE

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.