

ZONING

158 Attachment 5

Town of Cornwall

Table of General Use Regulations SR-2 District
[Amended 6-13-2005 by L.L. No. 3-2005; 12-10-2012 by L.L. No. 5-2012; 11-10-2014 by L.L. No. 5-2014; 2-12-2020 by L.L. No. 1-2020]

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District	Uses Permitted by Right (See Notes.)		Uses by Special Permit (See Notes.)		Permitted Accessory Uses
		Use Group		Use Group	
SR-2	1. Public parks and playgrounds. 2. Community facilities, buildings, and uses operated by the Town of Cornwall or an agency thereof. 3. Essential services, open.	A	1. Family and group care facilities subject to § 158-21P* 2. Home professional offices. 3. Bed-and-breakfast residence: accessory to a single-family dwelling unit, subject to the provisions of § 158-21U.	D	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. Private garages accessory to residential uses. 7. 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). 8. Private swimming pools accessory to a residential use subject to § 158-21K. 9. Home occupations. 10. Keeping of domestic animals, except pigs, horses and cattle limited as follows: not more than 2 dogs over 1 year old, not more than 4 of any other domestic animal over 1 year old. 11. Outdoor storage of boats, trailers or recreational vehicles on lots meeting the bulk requirements of SR-1 District, use group subject to § 158-16H. 12. 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 4 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. 13. 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. 14. 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. 15. Accessory to 1-family or 2-family detached dwelling, home daycare.
		B		E	
		C		G	
	4. 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 and sewer systems.	H	4. Essential services.	I	
	5. 2-family detached dwellings, not to exceed 2 attached dwelling units on each lot, with home service to public water supply and sewer service.	I	5. 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.		
6. Senior citizen housing, subject to § 158-24. 7. Bed-and-breakfast inn, subject to § 158-21V. 8. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.					

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.