

ZONING

158 Attachment 6

Town of Cornwall

Table of General Use Regulations LS District
[Amended 6-13-2005 by L.L. No. 3-2005; 12-10-2012 by L.L. No. 5-2012; 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
LS	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. 4. Agricultural operations limited to the raising of field or garden crops, vineyards, orchards and maintenance of plant nurseries, provided that there shall be no odor- or dust-producing use or substance, except spraying or dusting to protect vegetation, within 150 feet of any lot line.	A	1. Filling station, subject to § 158-21C, provided that such facility is located not closer than 1,000 feet to any existing facility measured from the property line of such facility to the property line of the proposed facility, unless such facility shall derive access to a roadway, on which such other facility shall not have access, and the distance via such travelled way is in excess of 5,000 feet. 2. Bed-and-breakfast.	C	1. Accessory parking, subject to §158-16A and B. 2. Accessory loading, subject to § 158-16C. 3. 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). 4. 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. 5. Accessory signs subject to § 158-18. 6. Storage of boats, trailers or recreational vehicles subject to § 158-16H. 7. Private garages accessory to residential uses. 8. 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). 9. Private swimming pools accessory to a residential use subject to § 158-21K. 10. Home occupations. 11. 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 animals over 1 year old. 12. Accessory storage, within a wholly enclosed permanent structure, of materials, goods, and supplies intended for sale, processing or consumption on the premises. 13. Accessory to 1-family detached dwelling, home daycare.
	5. 1-family detached dwellings, not to exceed 1 dwelling on each lot with driveway access to a public or private road, subject to the same bulk regulations the same use would be in the SR-1 District.		3. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.		
	6. The following uses: (a) Offices. (b) Retail sales of drugs, dry goods, food, hardware, stationery, tobacco and related items. (c) Pick-up and delivery store for dry cleaning and laundry establishment, provided that no dry cleaning or laundry work be done on the premises. (d) Personal service shop, such as, but not limited to, barbershop, beauty shop, beauty parlor, tailor shop, shoe repair shop. (e) Shops for service of household appliances. (f) Eating and drinking establishments. (g) In a building containing any permitted commercial use, 1 dwelling unit above a first-floor commercial use.	B	4. Social hall for fraternal organization subject to § 158- 21Q. 5. Health clubs subject to § 158-21O. 6. Day-care center.	D	
		7. Churches or other similar places of worship.	E		

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.