

ZONING

158 Attachment 7

Town of Cornwall

Table of General Use Regulations GC District

[Amended 12-3-2002 by L.L. No. 8-2002; 6-13-2005 by L.L. No. 3-2005; 8-6-2007 by L.L. No. 1-2007; 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]

1	2	3	4		
District	Uses Permitted by Right (See Notes.)	Uses by Special Permit (See Notes.)	Permitted Accessory Uses		
GC	1. Public parks and playgrounds. 2. Community facilities, buildings, and uses operated by the Town of Cornwall or an agency thereof. 3. Essential services.	1. Hospitals.	J	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 signs subject to § 158-18. 5. Storage of boats, trailers or recreational vehicles subject to § 158-16H. 6. 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). 7. Private swimming pools accessory to a residential use subject to § 158-21K. 8. 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. 9. Accessory storage, within a wholly enclosed permanent structure, of materials, goods, and supplies intended for sale, processing or consumption on the premises. 10. Accessory outdoor cafe seating in connection with restaurants and similar uses, subject to the following conditions: (a) Only temporary seasonal seating shall be permitted. (b) No more outdoor seating shall be permitted than the use has in approved indoor seating. (c) Outdoor tables, seating and any associated waste receptacles or other related facilities may not encroach on the pedestrian sidewalk, nor create a hazard for pedestrian or automotive traffic. (d) Site approval by the Planning Board is required. 11. Accessory to any authorized State of New York motor vehicle repair shop, the sale of of used vehicles, subject to the following conditions: (a) No additional Planning Board approvals shall be required for such accessory use as long as the repair shop shall have a current valid site plan approval for the repair shop showing the availability of parking spaces in excess of the minimum required for the repair shop. (b) In the event that the repair shop does not have a current valid site plan approval for its use, site plan approval shall be required from the Planning Board for the accessory auto sales use in which the Planning Board determines that sufficient parking area exists to serve the needs of the accessory auto sales vehicles. (c) Accessory auto sales use shall be limited to not more than 4 vehicles on the repair shop site at any one time. All such vehicles shall have valid registration and a current inspection sticker. (d) All accessory auto sales vehicles shall be parked within approved parking spaces shown on the site plan. 12. Accessory to 1-family detached dwelling, home daycare.	
		A	2. Libraries, museums and art galleries. 3. Day-care centers.		K
		B	4. 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, 2 dwelling units above a first-floor commercial use.		4. Coin-operated laundry and dry-cleaning establishments, provided that they use only noncombustible solvents.
	5. Outlet and pick-up station for laundries and cleaning establishments, excluding a commercial laundry.				D
	6. Health clubs (indoor only) as defined in this chapter, arcades.				
	7. Nursing homes.				E
	8. Commercial parking lot and storage garage, exclusive of any automobile repair or fuel sales.				
	9. Hotels, subject to §158-21E.				
	D				10. Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced are to be sold at retail exclusively on the premises, provided that: (a) An area fully concealed from any street and equal to not more than 20% of the area devoted to retail sales shall be used. (b) Not more than 2 people are engaged in such productions or processing.
	5. Banks, offices, and restaurants. 6. Schools of special instruction. 7. Medical and dental clinics for out-patient care. 8. 1-family detached dwelling, 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.	11. Onsite alcoholic beverage licenses, discotheques, cabarets, dance or live entertainment establishments, whether or not incidental or accessory to some other permitted use.*	G		
		12. Essential services.	I		
		13. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.	L		
		14. Churches or other similar places of worship.			

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.