

ZONING

158 Attachment 8

Town of Cornwall
Table of General Use Regulations HC District

[Amended 12-5-2002 by L.L. No. 6-2002; 6-13-2005 by L.L. No. 3-2005; 9-12-2016 by L.L. No. 6-2016; 2-12-2020 by L.L. No. 1-2020; 10-4-2021 by L.L. No. 3-2021]

1	2	Use Group	3	Use Group	4	
District	Uses Permitted by Right (See Notes.)	Use Group	Uses by Special Permit (See Notes.)	Use Group	Permitted Accessory Uses	
HC	1. 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 SLR District.		1. Earth operations as defined herein. No washing, screening, crushing, or other processing is permitted.	K	1. Accessory parking, subject to § 158-16A and B. 2. Accessory loading, subject to § 158-16C. 3. Accessory signs subject to §158-18. 4. Storage of boats, trailers or recreational vehicles subject to § 158-16H. 5. 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). 6. Private swimming pools accessory to a residential use subject to § 158-21K. 7. 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. 8. Accessory storage, within a wholly enclosed permanent structure, of materials, goods, and supplies intended for sale, processing or consumption on the premises. 9. 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. 10. 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. 11. Accessory to 1-family detached dwelling, home daycare.	
	2. Community facilities, buildings, and uses operated by the Town of Cornwall or an agency thereof.		2. Outdoor recreation facilities, including golf courses, tennis courts, public swimming pools and ponds, parks, playfields, nature courses, picnic pavilions and the like subject to § 158-21O, but specifically excluding commercial recreation facilities elsewhere identified herein.			
	3. Essential services.		3. Accessory dwelling units. See residential accessory tables for applicable requirements.			
	4. The following uses:		4. Essential services.	L		
	(a) Offices	A	5. Schools of special instruction.	B		
	(b) Retail sales of drugs, dry goods, food, hardware, stationery, tobacco and related items.		6. On-site alcoholic beverage licenses, discotheques, cabarets, dance or live entertainment establishments, whether or not incidental or accessory to some other permitted use.*	F		
	(c) Pick-up and delivery store for dry cleaning and laundry establishment, provided that no dry cleaning or laundry work be done on premises.		7. Mechanical automobile washing establishments, subject to § 158-21D.	G		
	(d) Personal service shop, such as, but not limited to, barbershop, beauty shop, beauty parlor, tailor shop, shoe repair shop.		8. Day-care centers.	H		
	(e) Shops for service of household appliances.		9. Bed-and-breakfast, inn.			
	(f) Eating and drinking establishments.		9A. Bed-and-breakfast residence, subject to underlying residential bulk requirements.			
	(g) In a building containing any permitted commercial use, 2 dwelling units above a first-floor commercial use. Building must conform to all current building and fire codes for any new use.		B	10. Building contractors yards, lumber and building material supply yards, except facilities for bulk concrete mixing and batching.		
5. Medical and dental clinics for outpatient care.	11. New and used car sales and showrooms.					
6. Automobile repair facilities, other than service stations.	C	12. Parking lots and parking garages.				
7. Undertaking and funeral establishments.		13. Pawn shops. This use is not considered to be a "home occupation."				
8. Sale of automotive supplies and equipment, except sales of parts from wrecked vehicles which are on the premises. Subject to § 158-15.	D	14. Carnivals, circuses, and amusement parks on temporary license from the Town Board.*				
9. Laundromats not exceeding 30 machines' capacity.		15. Hotels and motels, subject to § 158-21E.				
10. Social hall for fraternal organization, meeting rooms and catering facilities.	E	16. Dry cleaning and laundry establishments.				
11. Business which combine office space with a warehouse or center for distribution of products wherein such warehouse or distribution center is incidental to the main purpose of the business. Subject to § 158-15.		17. Light manufacturing subject to § 158-21G.	I			
		18. Shopping centers, department stores or retail facilities exceeding in aggregate 20,000 square feet of gross floor area.				
		19. Automobile food concessions, including diners, fast-food processing, drive-in restaurants or other facilities where food is prepared and packaged for off-premises consumption.	J			
		20. 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 traveled way is in excess of 5,000 feet.				
		20A. Repair garage, subject to § 158-21M.				
		21. Trailers for business office and commercial use not exceeding a period of 6 months and nonrenewable, except as set forth in § 158-16H(3).				
		22. Commercial recreation facilities, including bowling alleys, indoor skating rinks, tennis clubs, miniature golf courses, but excluding open air theaters and automobile food concession restaurants (fast food), excluding any kind of vehicular track for use of equipment including, but not limited to, cars, trucks, motorcycles, motorized carts, motorbikes, snowmobiles, all-terrain vehicles and off-road vehicles, and further excluding outdoor shooting facilities of any kind. Subject to § 158-21O.	E			
		22A. Health club.				
		23. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.				
		24. Churches or other similar places of worship.	M			

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.