

ZONING

137 Attachment 2

Town of Crawford

**Table of Use Regulations
RA Residence/Agriculture District
SC-O Scenic Overlay District**

**[Amended 5-8-1997 by L.L. No. 4-1997; 5-8-2003 by L.L. No. 2-2003;
5-13-2004 by L.L. No. 3-2004; 10-21-2010 by L.L. No. 1-2010; 3-21-2015 by L.L. No. 2-
2015; 6-16-2016 by L.L. No. 4-2016; 9-15-2016 by L.L. No. 7-2016; 12-6-2018 by L.L. No.
6-2018; 11-20-2025 by L.L. No. 6-2025]**

Column 1 Permitted Uses¹	Column 2 Special Permit Uses¹	Column 3 Permitted Accessory Uses¹
1. Single-family dwelling ²	1. Cemetery ⁴	1. Reasonable and typical accessory uses except where otherwise specifically prohibited. See § 137-14.
2. Two-family dwelling ³	2. Existing camps and summer cottages	2. Mobile home incidental to agricultural operations, provided that a primary residence is located on the same lot
3. Agricultural operations; horse farms	3. Funeral homes ⁴	3. Composting, except as typically incidental to a single-family use, shall be allowed only on agriculturally used lands and only for composting of material produced on the site itself.
4. Public and quasi-public buildings and uses	4. Veterinarian ⁴	4. Weddings, receptions and similar special events attended by 25 or more persons, but only as incidental to an agricultural operation, winery or other farm operation, and subject to the requirements and conditions set forth in §§ 137-14N, 137-26 and 137-27B.

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5. Religious house of worship (requires site plan approval)	5. Nursing homes and convalescent homes	5. Tasting rooms, on- farm retail sales, agritourism events accessory to a farm alcohol production facility or agricultural operation
6. Public school	6. Kennel	6. Small- scale accessory food service, subject to special permit
	7. Mining and/or processing of sand, shale, gravel, topsoil, or other aggregate for commercial purposes ⁴	
	8. Private school, day-care center/nursery school	
	9. Public stables and/or riding academies	
	10. Public utilities ³	
	11. Towers, communication transmittal. See § 137-25.6. ⁴	
	12. Antique shops, art studios or craft shops in existing historic outbuildings subject to § 137-28J	
	13. Storage uses in existing historic outbuildings subject to § 137-28K	
	14. Residential use of existing historic outbuildings subject to § 137-28L	
	15. Building trades subject to § 137-28T	
	16. Property maintenance trades subject to § 137-28T	
	17. Bed-and-breakfast residence	
	18. Utility-scale solar energy system	
	19. Farm alcohol production facility	

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NOTES:

¹ All uses are subject to all requirements affecting the RA Zoning District and RA uses whether or not located within the SC Overlay District. All uses in the SC Overlay District, including single-family dwellings, additions and alterations thereto, require site plan review. See § 137-30J.

² One per lot.

³ Prohibited in SC Overlay District unless specifically approved as part of a cluster development.

⁴ Prohibited in SC Overlay District, though lawfully existing uses may continue subject to limitations of law.

ADDITIONAL NOTE:

Any use not specifically listed as permitted in the Table of Use Regulations is a prohibited use.