

ZONING

137 Attachment 8

Town of Crawford

**Table of Use Regulations
CH Center Hamlet Zoning District¹**

[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; 10-17-2013 by L.L. No. 3-2013; 11-16-2016 by L.L. No. 9-2016]

Column 1 Permitted Uses	Column 2 Special Permit Uses	Column 3 Permitted Accessory Uses
1. General retail, personal service, general business office, banks with walk-in service only ²	1. Medical and veterinary offices	1. Shops for custom work and schools of special instruction which may also incorporate incidental accessory retail use
2. Restaurants ³	2. Banks with drive-in facilities	2. Dwelling over nonresidential uses (not more than two per lot)
3. Schools of special instruction	3. Shops for custom work	
4. Libraries; museums	4. Filling stations with or without accessory convenience retail store under 1,000 square feet ^{4,5,6,7} Automotive repair shops with or without accessory gasoline sales ^{4,5,6,7} Retail sales and repair of small equipment	3. General retail uses which may have accessory outside display of goods sold on the premises. Up to 50% of the length of the retail storefront may be used for sidewalk display. Such display must not block the sidewalk and must be removed at close of business each day. ⁸
5. Public and quasi-public buildings and uses	5. Religious houses of worship	4. Reasonable and typical accessory uses except where otherwise specifically prohibited. See § 137-11D ⁹
6. Meeting rooms for fraternal organizations	6. Auction houses	
	7. Single family dwellings	
	8. Funeral homes	
	9. Nursery schools or daycare centers	
	10. Bed-and-breakfast residences	
	11. Bed-and-breakfast inns	

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	12. Retail sales only of firewood, excluding cutting or processing	

NOTES:

- ¹ All uses in district are subject to site plan review, except as provided in Note 2 below. See also requirements in § 137-11D and Architectural Review Design Guidelines.
- ² Uses listed in Column 1, Item 1, shall be exempt from site plan review when changing from one use to another use, both of which are listed in Column 1, Item 1. However, any change to the site, including but not limited to signs and outside display, shall require site plan review and approval. Where a property or use has not previously received site plan approval by the Planning Board, the Board’s review and decision authority shall include all site plan matters.
- ³ When evaluating a site plan for a restaurant, the Planning Board shall consider the percentage of use that is retail or takeout compared to provided seating in determining the appropriate parking demand and classification.
- ⁴ Sale of used cars is not a permitted accessory to gasoline stations, auto repair facilities or any other use. Used car sales of any nature shall be prohibited in this district.
- ⁵ Automotive repair and/or maintenance work shall be performed in an enclosed facility.
- ⁶ Sale of gasoline and automotive fuels shall not include filling of propane tanks unless expressly approved as part of the site plan.
- ⁷ See § 137-14.
- ⁸ Where a new general retail use is not exempt from site plan review pursuant to Note 2 above and, therefore, such general retail use does require site plan approval prior to construction and commencement of the use, any accessory outside display area must also be shown on the site plan and approved by the Planning Board.
- ⁹ The off-street parking requirement for new uses in the Pine Bush parking district shall be reduced by 50%. In addition, since many existing uses in the CH District do not and/or cannot meet the off-street parking requirement, the following shall apply: For a change in use from one permitted use to another permitted use, if the existing use previously received site plan approval and if the required number of parking spaces for the proposed new use does not exceed the required number of off-street parking spaces for the existing use, then no parking space variance shall be required even if the existing use does not meet the off-street parking space requirement. However, no property or use shall reduce the number of parking or loading spaces available or reduce the area available for parking or loading unless first approved by the Planning Board.

ADDITIONAL NOTE:

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