

ZONING

97 Attachment 5

Town of Goshen

Use Table

[Adopted 6-10-2004 by L.L. No. 5-2005; amended 11-22-2004 by L.L. No. 7-2004;  
2-23-2009 by L.L. No. 1-2009; 7-23-2009 by L.L. No. 4-2009]

Use Category	Land Use Districts (see § 97-13 for AI District)					Section Reference
	RU	HR	HC	CO	I	
<b>RESIDENTIAL USES</b>						
Single-family dwelling	P	P	S	S	--	
Two-family dwelling	P	P	S	S	--	
Multifamily dwelling (conversion)	P*	P*	--	P*	--	§ 97-12B
Multifamily dwelling (new)	P*	P*	--	P*	--	§ 97-20D
Accessory apartment	P*	P*	P*	P*	--	§ 97-12A
Upper-floor apartments in mixed-use building	--	P*	P	P*	--	
Residential care facility	S	--	--	--	--	§ 97-60
Planned adult community	S++	S++	--	--	--	§ 97-15P
<b>BUSINESS USES**</b>						
Adult entertainment	--	--	--	--	S	§ 97-56
Agriculture	P	P	P	P	P	§ 97-47
Composting facility	S	--	--	--	S++	§ 97-58
Craft workshop	S	S++	S++	P*	P*	
Home occupation	P+	P+	P+	P+	--	§ 97-51
Bed-and-breakfast	S	P*	P*	S	--	
Junkyard	--	--	--	--	S++	§ 97-59
Kennel	S	--	S	S	S	§ 97-57
Light industry	--	S++	S	S	P*	§ 97-50, § 97-58, § 97-15G
Lodging facility	--	--	P*	S	--	
Office	SΔ	S++	P*	P*	P*	
Public utility facility (excluding wireless communication facilities)	S++	S++	S++	S++	S++	§ 97-61
Recreational business	SΔ	S++	S	S	--	
Restaurant	SΔ	S++	P*	P*	--	
Retail business (not listed elsewhere)	SΔ	S++	P*	P*	--	
Service business (not listed elsewhere)	SΔ	S++	P*	P*	S	
<b>Use Category</b>	<b>Land Use Districts</b>					<b>Section</b>

GOSHEN CODE

	(see § 97-13 for AI District)					Reference
	RU	HR	HC	CO	I	
Soil mining	S■++	--	--	S■++	S++	§ 97-28
Veterinary hospital	S	--	S	S	S	§ 97-57
Warehouse/Self-storage	--	--	S	P*	S	
Wholesale business	--	--	S	P*	S	
Wireless communication facility	S	--	S	S	S	§ 97-89 et seq.
<b>COMMUNITY USES</b>						
Cemetery	S	S	--	--	--	
Educational/Charitable/Religious	S	S	S	S	--	
Health-care facility	S	--	S	S	S	
Membership club	S	S	S	S	--	
Municipal	P	P	P	P	P	

**NOTES:**

- P Designates a use permitted by right. Usually requires a zoning permit or a building permit and a certificate of occupancy from the Code Enforcement Officer, but does not require review by any municipal board.
- P\* Designates a use permitted by right, subject to site plan review by the Planning Board (see § 97-75 et seq.).
- S Designates a use permitted by special permit issued by the Planning Board (see § 97-70 et seq.).
- Designates a prohibited use.
- ♠ Only permitted in an open space development (§ 97-20D) or on farms [§ 97-12B(3)].
- \*\* Subject to limitations on building footprint in the HC, CO, I and HM Districts (see §§ 97-14A and 97-15G).
- Δ Only in connection with agricultural use, or as provided in § 97-18C.
- + Requires a special permit if more than two nonresident employees or 30% of dwelling unit floor space.
- S++ Designates a use permitted by special permit issued by the Town Board.
- ◆ Retail use shall not exceed 20% of floor area and shall include only sale of items produced on the premises and customary accessory items.
- Only within the Soil Mining Overlay District.