

ZONING

120 Attachment 1

Village of Greenwood Lake Schedule of Use Requirements Residential Districts

[Amended 4-1-1999 by L.L. No. 1-1999; 6-12-2000 by L.L. No. 1-2000]

District	Purpose	Permitted Uses	Use Regulations	
			Accessory Uses	Special Uses
R-40 Single-Family Residential (40,000 square feet lot size)	To preserve areas constrained by moderately steep topography in open space and permit limited development in the form of large-lot residential uses.	1. One-family detached dwellings.	1. Swimming pool (§ 120-14D). 2. Wading pool, off-street parking, toolshed, garden house, screen house and playhouse. 3. Detached private garage (§ 120-14C). 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot.	1. Home occupation (§ 120-28D).
R-20 Single-Family Residential (20,000 square feet lot size)	To preserve the one-family detached character of the village's existing residential neighborhoods.	1. One-family detached dwellings.	1. Swimming pool (§ 120-14D). 2. Wading pool, off-street parking, toolshed, garden house, screen house and playhouse. 3. Detached private garage (§ 120-14C). 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot.	1. Home occupation (§ 120-28D). 2. Nursery school; day care; preschool.
R(W)-20 Waterfront Single-Family Residential (20,000 square feet lot size)	To preserve the one-family detached character of the village's lakefront and to allow limited use of the waterfront for accessory waterfront-related structures and uses.	1. One-family detached dwellings.	1. Swimming pool (§ 120-14D). 2. Wading pool, off-street parking, toolshed, garden house, screen house and playhouse. 3. Detached private garage (§ 120-14C). 4. Accessory docks (§ 120-15). 5. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot.	1. Home occupation (§ 120-28D). 2. Docks, when such use is not accessory to a residential use.
R-120 Single-Family Residential (120,000 square feet lot size)	To preserve areas constrained by steep topography in open spaces and permit limited development in the form of large-lot residential uses.	Same as R-40.	Same as R-40.	1. Home occupation (§ 120-28D). 2. Docks, when such use is not accessory to a residential use.

ZONING

**Village of Greenwood Lake
Schedule of Use Requirements
Nonresidential Districts
[Amended 4-1-1999 by L.L. No. 1-1999]**

District	Purpose	Permitted Uses	Use Regulations	
			Accessory Uses	Special Uses
CS Central Shopping	To encourage the revitalization and continued improvement of the village's commercial center; to protect and enhance the existing pedestrian environment and continuously improve the architectural and aesthetic quality of the center; to allow commercial uses that cater to the needs of village residents and visitors.	<ol style="list-style-type: none"> 1. Retail. 2. Banks and banking institutions. 3. Personal service uses. 4. Nonpersonal service uses. 5. Eating and drinking establishment. 6. Offices. 7. Laundry and dry-cleaning services, excluding laundromats. 8. Home improvement centers. 9. Newspapers; job-printing establishments. 10. Theaters, excluding drive-ins. 11. Taxicab stands. 12. Studios of physical instruction, including dance, gymnastics, aerobics, martial arts. 	<ol style="list-style-type: none"> 1. Public utilities and related structures. 2. Parking. 3. Signs. 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot. 	<ol style="list-style-type: none"> 1. Outdoor dining as an accessory use (§ 120-28J).
PDC Planned Development Commercial	To encourage the infill and expansion of the village commercial center through well-designed and functional multiuse commercial facility layouts and design; to provide these facilities in a manner that promotes and retains the pedestrian orientation of Windemere Avenue, by discouraging front yard parking, allowing a continuous pedestrian system with the adjoining CS District and enhancing the overall aesthetic environment through quality architecture, landscaping and overall design.	<ol style="list-style-type: none"> 1. Shopping center. 2. Retail. 3. Banks and banking institutions. 4. Personal service uses. 5. Nonpersonal service uses. 6. Restaurants, eating and drinking establishments. 7. Offices. 8. Laundry and dry-cleaning services. 9. New motor vehicle sales. 10. Home improvement centers. 11. Theaters, excluding drive-ins. 12. Taxicab stands. 	<ol style="list-style-type: none"> 1. Public utilities. 2. Parking. 3. Signs. 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot. 	<ol style="list-style-type: none"> 1. Nursery school and day-care center (§ 120-28L). 2. Laundromat (§ 120-28F). 3. Indoor amusement center (§ 120-28E). 4. Commercial recreation facilities (§ 120-28C). 5. Outdoor dining as an accessory use (§ 120-28J).

ZONING

**Village of Greenwood Lake
Schedule of Use Requirements
Mixed Use Districts
[Amended 2-7-2011 by L.L. No. 2-2011]**

District	Purpose	Permitted Uses	Use Regulations	
			Accessory Uses	Special Uses
HC Highway Commercial	To encourage recreation-related and commercial uses along the village's primary arterial, Route 17A.	<ol style="list-style-type: none"> 1. Mini-storage facilities. 2. Hotel, motel. 3. Marina; boat rental, service and storage; boat sales. 4. Bathing beach and picnic areas. 5. Restaurant. 6. Eating and drinking places. 7. Market stand for landscape materials and produce. 8. Sale of propane. 9. Laundromat and dry-cleaning service. 10. Nursery; landscaping service. 11. Offices. 12. Banks, including drive-in branches. 13. Professional studio. 14. Showroom for outdoor recreation and 	<ol style="list-style-type: none"> 1. Swimming pool (§ 120-14D). 2. Wading pool, off-street parking, toolshed, garden house, screen house and playhouse. 3. Detached private garage (§ 120-14C). 4. Docks accessory to residential use (§ 120-15). 5. Docks accessory to commercial uses. 6. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot. 	<ol style="list-style-type: none"> 1. Live entertainment (§ 120-28H). 2. Lumberyards. 3. Outdoor dining as an accessory use (§ 120-28J). 4. Bed-and-breakfast (§ 120-28B). 5. Gasoline service station (§ 120-28O). 6. Automotive repair and auto body. 7. Light commercial. 8. Warehouse and distribution.
RC Recreation Commercial	To encourage the eventual conversion of residential uses to waterfront-related resort and recreational uses as a means of maximizing the opportunities presented by the village's natural setting.	<ol style="list-style-type: none"> 1. Showroom for outdoor recreation and pool equipment. 2. Hotel; motel. 3. Marina; boat rental, service and storage; boat sales. 4. Bathing beach and picnic areas. 5. Restaurant. 6. Eating and drinking places. 	<ol style="list-style-type: none"> 1. Swimming pool (§ 120-14D). 2. Wading pool, off-street parking, toolshed, garden house, screen house and playhouse. 3. Docks accessory to commercial uses only. 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot. 	<ol style="list-style-type: none"> 1. Live entertainment (§ 120-28H). 2. Outdoor dining as an accessory use (§ 120-28J). 3. Bed-and-breakfast (§ 120-28B). 4. Membership clubs (§ 120-28I)
PD-200 Planned Development	To allow flexibility in design that will result in preservation of environmentally sensitive lands, and a mix of uses that stimulate economic development and a range of residential uses along the Route 17A corridor.	<ol style="list-style-type: none"> 1. One-family detached dwellings. 2. Membership clubs and fraternal lodges. 3. Light industrial uses (§ 120-28G). 4. Warehouse and distribution (§ 120-28G). 	<ol style="list-style-type: none"> 1. Swimming pool (§ 120-14D). 2. Wading pool, off-street parking, toolshed, garden house, screen house and playhouse. 3. Detached private garage (§ 120-14C). 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot. 	<ol style="list-style-type: none"> 1. Research and design. 2. Offices. 3. Planned residential development (§ 120-28K). 4. Commercial recreation facilities (§ 120-28C). 5. Destination hotel (§ 120-28M). 6. Conference center. 7. Outdoor dining as an accessory use (§ 120-28J).
PD-120 Planned Development	Same as PD-200.	Same as PD-200.	Same as PD-200.	Same as PD-200.