

ZONING

240 Attachment 1

Village of Highland Falls

RESIDENCE DISTRICTS: TABLE OF USE REGULATIONS

[Amended 11-1-1983 by L.L. No. 2-1983; 6-16-1987 by L.L. No. 4-1987; 6-14-1994 by L.L. No. 1-1994; 3-19-1996 by L.L. No. 1-1996; 8-1-2011 by L.L. No. 3-2011; 2-16-2016 by L.L. No. 1-2016]

Use Classifications ¹	R-1 Mountain Residence	R-2 Single- Family Residence	R-3 Single- Family Residence	R-4 Single- and 2-Family Residence	R-5 Apartment Residence	R-5A Apartment Residence/ Affordable Housing	R-6 Apartment- Motel Residence	R-MHC Mobile Home Court
Residential uses:								
Single-family detached dwelling	P	P	P	P	P	P	X	P
Two-family detached dwelling	P	X	X	P	P	P	X	X
Multiple dwelling	X	X	X	X	SE	SE	SE	X
Conversion of existing single-family detached dwelling for two families	X	X	X	SE	SE	SE	SE	X
Mobile home court, licensed	X	X	X	X	X	X	X	SE
Planned residential development	SE	SE	SE	SE	X	X	X	X
Townhouse development	X	X	X	X	SE	SE	X	X
Bed-and-breakfast Inn	SE	SE	SE	SE	SE	--	--	--
Residential community facilities:								
Church or similar place of worship, parish house, seminary, convent, dormitory	X	SE	SE	SE	SE	X	SE	SE
Nursery school	X	SE	X	SE	SE	X	SE	X
Park, playground or recreational area operated by the municipality or New York State	P	P	P	P	P	X	P	P
Public library, museum, community center, fire station, governmental office building	X	SE	SE	SE	SE	X	SE	SE
School, elementary or high, public, denominational or private, having curriculum the same as ordinarily given in public schools	SE	SE	SE	SE	SE	X	SE	SE

KEY:

- P = Permitted use.
- SE = Special exception use.
- X = Prohibited use.

NOTES:

¹ All unlisted uses are prohibited in all districts.

HIGHLAND FALLS CODE

RESIDENCE DISTRICTS: TABLE OF USE REGULATIONS (Continued)

Use Classifications ¹	R-1 Mountain Residence	R-2 Single- Family Residence	R-3 Single- Family Residence	R-4 Single- and 2-Family Residence	R-5 Apartment Residence	R-5A Apartment Residence/ Affordable Housing	R-6 Apartment- Motel Residence	R-MHC Mobile Home Court
General community facilities:								
Bus passenger shelter	X	SE	SE	SE	SE	--	SE	SE
Cemetery	X	SE	SE	X	X	--	X	X
College, university	SE	SE	X	X	X	--	X	X
Country club	SE	SE	X	X	X	--	X	X
Membership club, nonprofit	X	SE	SE	X	SE	--	SE	X
Nursing home, rest home	X	SE	SE	X	SE	--	SE	X
Philanthropic, fraternal, social or educational organization office or meeting room	X	SE	SE	X	SE	--	SE	X
Public utility structure or right-of-way, including sewage treatment plant or water supply facility, necessary to serve the Highlands-Highland Falls community, but excluding business office, repair or storage of equipment	SE	SE	SE	SE	SE	--	SE	SE
Business uses:								
Funeral home	X	X	X	X	X	--	SE	X
Horticulture, greenhouse	X	X	SE	SE	SE	--	X	X
Marina, commercial	X	SE	X	X	X	--	X	X
Motel, restaurant and personal service shops related to motel	X	X	X	X	X	--	SE	X
Office: business, professional or utility	X	X	X	X	X	--	X	X
Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop	--	--	--	X	X	--	SE	X

KEY:

- P = Permitted use.
- SE = Special exception use.
- X = Prohibited use.

NOTES:

¹ All unlisted uses are prohibited in all districts.

ZONING

RESIDENCE DISTRICTS: TABLE OF USE REGULATIONS (Continued)

Use Classifications ¹	R-1 Mountain Residence	R-2 Single- Family Residence	R-3 Single- Family Residence	R-4 Single- and 2-Family Residence	R-5 Apartment Residence	R-5A Apartment Residence/ Affordable Housing	R-6 Apartment- Motel Residence	R-MHC Mobile Home Court
Industrial uses:								
Existing fuel-oil storage and distribution facility	X	SE	SE	X	X	--	X	X
Accessory uses:								
Accommodations for not more than 1 lodger in a single-family detached dwelling or 1 lodger in each unit of a 2-family detached dwelling, provided that separate kitchen and entrance facilities shall not be provided	X	P	P	P	P	--	P	P
Customary accessory structure and/or use	P	P	P	P	P	--	P	P
Home occupation in single- or 2-family detached dwelling	SE	P	P	P	P	--	P	X
Home professional office	SE	P	P	P	P	--	P	X
Private garage or private off-street parking area pursuant to Article VIII	P	P	P	P	P	--	P	P
Private swimming pool	P	P	P	P	P	--	P	P
Signs pursuant to Article IX	P	P	P	P	P	--	P	P

KEY:

- P = Permitted use.
- SE = Special exception use.
- X = Prohibited use.

NOTES:

¹ All unlisted uses are prohibited in all districts.