

ZONING

98 Attachment 1

Town of Tuxedo

Table I - General Use and Bulk Requirements

Special Recreation (SR) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard, Each (feet)	Min. Side Yard, Both (feet)	Min. Rear Yard (feet)	Max. Development Coverage [percent (%)]	Min. Lot Depth (feet)	Max. Building Height (feet)	Max. Building Height (stories)	Min. Street Frontage (feet)
Principal Use													
Agriculture	P	N	1 ac.	125	25	25	50	25	15	150	30	2.5	100
Public parkland	P	N	1 ac.	125	25	25	50	25	15	150	15	1	100
Public utilities	SUP	Y	1 ac.	125	25	25	50	25	15	150	15	1	100
Cemetery in existence on the effective date of this Zoning Law	P	N	1 ac.	125	25	25	50	25	15	150	15	1	100
Visitor center	P	Y	1 ac.	125	25	25	50	25	25	150	30	2.5	100
Dwellings restricted for use of park employees only	P	Y	1 ac.	125	25	25	50	25	20	150	30	2.5	100
Reservoir	SUP	Y	1 ac.	125	25	25	50	25	15	150	15	1	100
Accessory Uses and Structures													
Parking	—	—											
Loading area	—	—											
Stables and trails	—	—											
Swimming pool	—	—											
Boat docks and boathouses for nonmotorized boats, but no boat repair facilities	—	—											
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures	—	—											
Signs	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											

Notes:

P – Permitted use; SUP – Special use permit

Y – Yes; N – No

ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit

max. – maximum; min. – minimum

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	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard, Each (feet)	Min. Side Yard, Both (feet)	Min. Rear Yard (feet)	Max. Development Coverage [percent (%)]	Min. Lot Depth (feet)	Max. Building Height (feet)	Max. Building Height (stories)	Min. Street Frontage (feet)
Conservation (C) District													
Principal Use													
Agriculture	P	N	1 ac.	125	25	25	50	25	15	150	30	2.5	100
Commercial outdoor recreation facilities	SUP	Y	10 ac.	500	200	150	300	200	30	500	15	1	400
Commercial stable, riding academy	SUP	Y	10 ac.	500	150	125	250	150	25	400	15	1	400
Golf course	SUP	Y	60 ac.	200	100	50	150	100	30	200	30	2.5	150
Public utilities	SUP	Y	1 ac.	125	25	25	50	25	15	150	15	1	100
Resort lodge	SUP	Y	25 ac.	500	250	200	400	250	35	500	45	3	400
Single-family detached dwelling	SUP	N	4 ac.	300	100	75	150	100	15	300	30	2.5	250
Accessory Uses and Structures													
Parking	—	—											
Loading area	—	—											
Private stable	SUP	Y											
Swimming pool	—	—											
Detached or attached private garage	—	—											
Boat dock accessory to a residential use	—	—											
Home occupation, minor	—	—											
Home occupation, major	SUP	Y											
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single-family detached dwelling	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed 2 years	—	—											
Standalone caretaker cottage on a lot not less than 5 acres	—	—											
Signs	—	—											

Notes:

P – Permitted use; SUP – Special use permit

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Low Density Residential (R-1) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard, Each (feet)	Min. Side Yard, Both (feet)	Min. Rear Yard (feet)	Max. Development Coverage [percent (%)]	Min. Lot Depth (feet)	Max. Building Height (feet)	Max. Building Height (stories)	Min. Street Frontage (feet)
Principal Use													
Agriculture	P	N	1 ac.	125	25	25	50	25	15	150	30	2.5	100
Single-family detached dwelling	P	N	2 ac.	200	75	50	100	75	15	200	30	2.5	150
Cemetery in existence on the effective date of this Zoning Law	P	N	1 ac.	125	25	25	50	25	15	150	15	1	100
Public utilities	SUP	Y	1 ac.	125	25	25	50	25	15	150	15	1	100
Accessory Uses and Structures													
Parking	—	—											
Private stable	SUP	Y											
Swimming pool	—	—											
Detached or attached private garage	—	—											
Boat dock accessory to a residential use	—	—											
Home occupation, minor	—	—											
Home occupation, major	SUP	Y											
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single-family detached dwelling	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed 2 years	P	Y											
Standalone caretaker cottage on a lot not less than 5 acres	—	—											
Signs	—	—											

Notes:

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 max. – maximum; min. – minimum

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Low-Medium Density Residential (R-2) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard, Each (feet)	Min. Side Yard, Both (feet)	Min. Rear Yard (feet)	Max. Development Coverage [percent (%)]	Min. Lot Depth (feet)	Max. Building Height (feet)	Max. Building Height (stories)	Min. Street Frontage (feet)
Principal Use													
Agriculture	P	N	1 ac.	125	25	25	50	25	15	150	30	2.5	100
Single-family detached dwelling	P	N	1 ac.	150	50	50	100	50	15	150	30	2.5	125
Two-family dwelling	SUP	Y	1.5 ac.	150	50	50	100	50	25	150	30	2.5	125
Cemetery in existence on the effective date of this Zoning Law	P	N	1 ac.	125	25	25	50	25	15	150	15	1	100
Public utilities	SUP	Y	1 ac.	125	25	25	50	25	15	150	15	1	100
Accessory Uses and Structures													
Parking	—	—											
Private stable	SUP	Y											
Swimming pool	—	—											
Detached or attached private garage	—	—											
Home occupation, minor	—	—											
Home occupation, major	SUP	Y											
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single-family detached dwelling	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed 2 years	P	Y											
Standalone caretaker cottage on a lot not less than 5 acres	—	—											
Signs	—	—											

Notes:

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Y – Yes; N – No

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max. – maximum; min. – minimum

ZONING

Medium Density Residential (R-3) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard, Each (feet)	Min. Side Yard, Both (feet)	Min. Rear Yard (feet)	Max. Development Coverage [percent (%)]	Min Lot Depth (feet)	Max. Building Height (feet)	Max Building Height (stories)	Min. Street Frontage (feet)	Max. Residential Density (DU/ac.)
Principal Use														
Single-family detached dwelling	P	N	20,000 s.f.	100	50	50	100	50	25	100	30	2.5	85	
Two-family dwelling	SUP	Y	30,000 s.f.	125	50	50	100	50	30	100	30	2.5	100	
Single-family semi-attached dwellings	SUP	Y	15,000 s.f.	75	35	0/25*	25	50	35	100	30	2.5	75	3
Single-family attached dwellings (townhouse)	SUP	Y	7,500 s.f.	50	35	0/25*	25	50	40	100	30	2.5	50	6
Public utilities	SUP	Y	1 ac.	150	25	25	50	25	15	100	15	1	100	
Accessory Uses and Structures														
Parking	—	—												
Swimming pool	—	—												
Detached or attached private garage	—	—												
Home occupation, minor	—	—												
Home occupation, major	SUP	Y												
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single-family detached dwelling	—	—												
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—												
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed 2 years	P	Y												
Signs	—	—												

Notes:

P – Permitted use; SUP – Special use permit

Y – Yes; N – No

ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit

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* Along a lot line where the dwellings are attached, the minimum yard is 0 feet. Any other side yard shall be 25 feet.

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Medium-High Density Residential (R-4) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min. Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)	Max. Residential Density
Principal Use														
Single-family detached dwelling	P	N	15,000 s.f.	100	50	50	100	50	35	100	30	2.5	80	
Two-family dwelling	SUP	Y	20,000 s.f.	125	50	50	100	50	30	100	30	2.5	100	2
Single-family semi-attached dwellings	SUP	Y	12,500 s.f.	75	35	0/25*	25	50	35	100	30	2.5	75	3
Single-family attached dwellings (townhouse)	SUP	Y	7,500 s.f.	50	35	0/25*	25	50	40	100	30	2.5	50	6
Multifamily dwellings**	SUP	Y	2 ac.	200	35	50	100	50	50	200	30	2.5	150	6
Senior care facility	SUP	Y	3 ac.	200	35	50	100	50	60	200	45	3.5	150	8
Public utilities	SUP	Y	1 ac.	150	25	25	50	25	15	100	15	1	100	
Accessory Uses and Structures														
Parking	—	—												
Swimming pool	—	—												
Detached or attached private garage	—	—												
Home occupation, minor	—	—												
Home occupation, major	SUP	Y												
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single-family detached dwelling	—	—												
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—												
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed 2 years	P	Y												
Signs	—	—												

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Y – Yes; N – No

ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit

max. – maximum; min. – minimum

* Along a lot line where the dwellings are attached, the minimum yard is 0 feet. Any other side yard shall be 25 feet.

** Applies to the entire site. See also special use permit standards.

ZONING

Southfields Hamlet Residential (S-HR) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min. Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)
Principal Use													
Single-family detached dwelling	P	N	10,000 s.f.	85	40	20	40	40	45	100	30	2.5	75
Public utilities	SUP	Y	1 ac.	150	25	25	50	25	15	100	15	1	125
Accessory Uses and Structures													
Swimming pool	—	—											
Detached or attached private garage	—	—											
Home occupation, minor	—	—											
Home occupation, major	SUP	Y											
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single-family detached dwelling	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed 2 years	P	Y											
Signs	—	—											

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max. – maximum; min. – minimum

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Southfields - Hamlet Business (S-HB) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min. Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)	Max. Residential Density (DU/Ac)
Principal Use														
Animal hospital	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Antique shop	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Art gallery	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Automotive gas station, pre-existing	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Bank	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Bar, tavern	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Business or professional office	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Craft workshop or studio	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Dry cleaning establishments for pick up and delivery of clothes only	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Dwellings above ground-floor retail, personal service, office, or restaurant uses	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	3
Entertainment production studio	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Farmstand	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Funeral establishment	SUP	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Grocery store	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Health fitness facility	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Hotel	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Indoor commercial recreation	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Laundromat	SUP	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Medical office	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Multiple use nonresidential development provided all uses are allowed in the S-HB district	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Personal service commercial use	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Public utilities	SUP	Y	1 ac.	150	50	50	100	50	50	150	15	1	125	
Resort lodge	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Restaurant, sit-down	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Restaurant, take-out	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Retail use	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Seasonal farm market	P	Y	20,000 s.f.	100	50	25	50	50	60	150	30	2.5	100	
Winery, brewery, distillery or food processing	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Accessory Uses and Structures														
Parking and loading areas	—	—												
Swimming pool	—	—												
Detached or attached private garage	—	—												
Accessory storage of materials, goods and supplies used in the conduct of a nonresidential principal use, within the same building within which the principal use is located	—	—												
Signs	—	—												
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—												

Notes:
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Y – Yes; N – No
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ZONING

Tuxedo - Town Center (T-TC) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min. Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)	Maximum Residential Density (DU/Ac.)
Principal Use														
Animal hospital	SUP	Y	1 ac.	200	75	50	100	50	50	200	30	2.5	150	
Antique shop	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Art gallery	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Automotive gas station, pre-existing	SUP	Y	20,000 s.f.	125	50	25	50	50	50	150	15	1	100	
Bank	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Bar, tavern	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Business or professional office	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Craft workshop or studio	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Dry cleaning establishments for pickup and delivery of clothes only	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Dwellings above ground-floor retail, personal service, office, or restaurant uses	SUP	Y	1 ac.	200	75	50	100	50	50	200	30	2.5	150	4
Funeral establishment	SUP	Y	20,000 s.f.	125	50	25	50	50	50	150	30	2.5	100	
Grocery store	P	Y	20,000 s.f.	125	50	25	50	50	50	150	30	2.5	100	
Health fitness facility	P	Y	20,000 s.f.	125	50	25	50	50	50	150	30	2.5	100	
Hotel	SUP	Y	1 ac.	200	75	50	100	50	50	200	40	3	150	
Medical office	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Multiple use nonresidential development provided all uses are allowed in the T-TC District	SUP	Y	20,000 s.f.	125	50	25	50	50	50	150	30	2.5	100	
Personal service commercial use	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Public utilities	SUP	Y	1 ac.	150	25	25	50	25	15	100	15	1	125	
Restaurant, sit-down	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Restaurant, take-out	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Retail use	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Seasonal farm market	P	Y	10,000 s.f.	100	25	25	50	25	60	150	30	2.5	100	
Winery, brewery, distillery or food processing	SUP	Y	20,000 s.f.	125	50	25	50	50	50	150	30	2.5	100	
Accessory Uses and Structures														
Parking and loading areas	—	—												
Accessory storage of materials, goods and supplies used in the conduct of a principal use, within the same building within which the principal use is located	—	—												
Signs	—	—												
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—												

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ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit
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	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)	Max. Residential Density (DU/Ac.)
Neighborhood Business (NB) District														
Principal Use														
Animal hospital	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Antique shop	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Art gallery	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Bank	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Bar, tavern	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Business or professional office	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Commercial recreational use, indoor	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Craft workshop	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Dry cleaning establishments for pick up and delivery of clothes only	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Farmstand	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Grocery store	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Health fitness facility	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Heavy assembly	SUP	Y	3 ac.	300	75	75	150	50	40	200	30	2.5	200	
Hotel	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Medical office	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Multiple use nonresidential development provided all uses are allowed in the NB district	SUP	Y	3 ac.	300	75	75	150	50	40	200	30	2.5	200	
Personal service commercial use	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Public utilities	SUP	Y	1 ac.	150	50	50	100	50	50	150	15	1	125	
Restaurant, sit-down	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Restaurant, take-out	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Retail use	P	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Seasonal farm market	SUP	N	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Winery, brewery, distillery or food processing	SUP	Y	1 ac.	150	50	50	100	50	50	150	30	2.5	125	
Accessory Uses and Structures														
Parking	—	—												
Loading area	—	—												
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—												
Accessory storage of materials, goods and supplies used in the conduct of a principal use, within the same building within which the principal use is located	—	—												
Signs	—	—												

Notes:

P – Permitted use; SUP – Special use permit

Y – Yes; N – No

ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit

max. – maximum; min. – minimum

ZONING

General Business (GB) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)
Principal Use													
Agriculture, industrial	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	2	200
Animal hospital	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Animal kennel	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Antique shop	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Art gallery	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Assembly, light	SUP	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Bank	P	Y	1 ac.	200	75	50	100	75	45	100	40	2	150
Bar, tavern	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Building contractor establishment - exterior storage of equipment or materials	SUP	Y	2 ac.	200	75	50	100	75	10	200	30	2.5	150
Building contractor establishment- no exterior storage of equipment or materials	P	Y	2 ac.	200	75	50	100	75	10	200	30	2.5	150
Business or professional office	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Commercial recreational use, indoor	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Commercial recreational use, outdoor	SUP	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Dry cleaning establishments for pick up and delivery of clothes only	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Entertainment production studio	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Farmstand	P	Y	1 ac. 200	75	50	100	75	45	100	15	1	150	
Fuel storage depot, pre-existing (refer to § 98-51Q)	SUP	Y	10 ac.	300	100	75	150	100	35	200	30	2.5	250
Grocery store	P	Y	1 ac.	200	75	50	100	75	45	100	25	3	150
Health fitness facility	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Hospital	SUP	Y	15 ac.	300	100	75	150	100	35	500	40	3	200
Hotel	SUP	Y	1 ac.	200	75	50	100	75	45	150	40	3	150
Laundromat	SUP	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Medical office	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Multiple use nonresidential development provided all uses are allowed in the GB district	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	3	250
Personal service commercial	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Public utilities	SUP	Y	1 ac.	200	75	50	100	75	45	100	15	1	150
Resort lodge	SUP	Y	5 ac.	300	100	75	150	100	35	250	40	3	250
Restaurant, sit-down	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Restaurant, take-out	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Retail and wholesale trade in landscape materials	P	Y	2 ac.	200	75	50	100	75	40	200	30	2.5	150
Retail use	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Seasonal farm market	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Winery, brewery, distillery or food processing	SUP	Y	5 ac.	300	100	75	150	100	35	250	30	2.5	250
Accessory Uses and Structures													
Parking and loading areas	—	—											
Accessory storage of materials, goods and supplies used in the conduct of a principal use, within the same building within which the principal use is located	—	—											
Signs	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											

Notes:
P – Permitted use; SUP – Special use permit
Y – Yes; N – No
ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit
max. – maximum; min. – minimum

TUXEDO CODE

	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft)	Min. Front Yard (ft)	Min. Side Yard, Each (ft)	Min. Side Yard, Both (ft)	Min. Rear Yard (ft)	Max. Development Coverage [percent (%)]	Min. Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)
Tourism Business (TB) District													
Principal Use													
Agricultural use	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Animal sanctuary	SUP	Y	5 ac.	300	100	75	150	100	35	200	30	2.5	250
Antique shop	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Art gallery	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Bar, tavern	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Commercial recreational use, indoor	P	Y	2 ac.	200	50	50	100	50	10	150	30	2.5	150
Commercial recreational use, outdoor	SUP	Y	15 ac.	300	100	75	150	100	35	200	30	2.5	250
Conference center	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	3	250
Cultural and performing arts center	SUP	Y	15 ac.	300	100	75	150	100	35	200	40	3	250
Farmstand	P	Y	1 ac.	200	75	50	100	75	45	200	1	15	150
Golf course	SUP	Y	50 ac.	300	100	75	150	100	35	200	30	2.5	250
Health fitness facility	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Hotel	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	3	250
Multiple use nonresidential development provided all uses are allowed in the TB district	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	3	250
Public outdoor amusement or entertainment	SUP - TB	Y	2 ac.	200	50	50	100	50	10	150	30	2.5	150
Public utilities	SUP	Y	1 ac.	200	75	50	100	75	45	200	15	1	150
Resort lodge	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	3	250
Restaurant, sit-down	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Seasonal farm market	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Stables, commercial and riding academies	SUP	Y	10 ac.	300	100	75	150	100	35	200	30	2.5	250
Tourism related retail sales	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Winery, Brewery, Distillery or Food Processing	SUP	Y	5 ac.	300	100	75	150	100	35	200	30	2.5	250
SUP-TB = Special use permit approval of the Town Board													
Accessory Uses and Structures													
Parking and loading areas	—	—											
Agritourism use	—	—											
Signs	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											

Notes:

P – Permitted use; SUP – Special use permit

Y – Yes; N – No

ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit

max. – maximum; min. – minimum

ZONING

	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)
Research Office (RO) District													
Principal Use													
Agriculture, industrial	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	2	250
Animal hospital	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Art gallery	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Assembly, light	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Bank	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Building contractor establishment - exterior storage of equipment or materials with screening only.	SUP	Y	2 ac.	150	50	25	50	50	40	150	15	1	100
Building contractor establishment- no exterior storage of equipment or materials	P	Y	2 ac.	150	50	25	50	50	40	150	15	1	100
Business or professional office	P	Y	4 ac.	200	75	75	75	100	35	200	40	3	150
Business park	SUP	Y	4 ac.	200	75	75	75	100	35	200	40	3	150
Entertainment production studio	P	Y	1 ac.	100	50	25	50	50	45	100	30	2.5	100
Health fitness facility	P	Y	1 ac.	100	50	25	50	50	45	100	30	2.5	100
Hospital	SUP	Y	15 ac.	500	200	150	300	200	35	500	50	4	400
Laboratory and research facility	SUP	Y	10 ac.	500	150	125	250	150	35	400	40	3	400
Medical office	P	Y	4 ac.	300	100	75	150	100	40	250	40	3	250
Multiple use nonresidential development provided all uses are allowed in the RO zoning district.	SUP	Y	4 ac.	200	75	75	75	100	40	200	40	3	150
Personal service commercial use	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Public utilities	SUP	Y	1 ac.	200	75	50	100	75	45	200	15	1	150
Accessory Uses and Structures													
Parking and loading areas													
Accessory storage of materials, goods and supplies used in the conduct of a principal use, within the same building within which the principal use is located	—	—											
Signs	—	—											
A single accessory dwelling on a lot that contains a principal use allowed within the LIO zoning district for use by a guard or watchman	—	—											
Warehouse accessory to an office or research use, provided the gross floor area of same shall not exceed 35% of the total gross floor area of the principal buildings on the lot	—	—											
Restaurant accessory to a principal use, provided the gross floor area of same shall not exceed 15% of the total gross floor area of the principal buildings on the lot	—	—											
Retail accessory to a principal use, provided the gross floor area of same shall not exceed 15% of the total gross floor area of the principal buildings on the lot	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											

Notes:

P – Permitted use; SUP – Special use permit

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max. – maximum; min. – minimum

TUXEDO CODE

Light Industrial Office (LIO) District	Use Type	Site Plan Required	Min. Lot Area (s.f. or ac.)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side Yard, Each (ft.)	Min. Side Yard, Both (ft.)	Min. Rear Yard (ft.)	Max. Development Coverage [percent (%)]	Min. Lot Depth (ft.)	Max. Building Height (ft.)	Max. Building Height (stories)	Min. Street Frontage (ft.)
Principal Use													
Agricultural industry	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	2	200
Animal hospital	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Animal kennel	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Assembly, heavy	SUP	Y	4 ac.	200	75	75	75	100	35	200	40	2	150
Assembly, light	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Bank	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Building contractor establishment - exterior storage of equipment or materials with screening only	SUP	Y	2 ac.	150	50	25	50	50	40	150	15	1	100
Building contractor establishment - no exterior storage of equipment or materials	P	Y	2 ac.	150	50	25	50	50	40	150	15	1	100
Business or professional office	P	Y	4 ac.	200	75	75	75	100	35	200	40	3	150
Business park	SUP	Y	4 ac.	200	75	75	75	100	35	200	40	3	150
Entertainment production studio	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Health fitness facility	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Hospital	SUP	Y	4 ac.	200	75	75	75	100	35	200	50	4	150
Laboratory and research facility	SUP	Y	4 ac.	200	75	75	75	100	35	200	40	3	150
Landscape nursery and greenhouses	P	Y	2 ac.	200	75	50	100	75	40	150	30	2.5	150
Light industrial use	SUP	Y	4 ac.	200	75	75	75	100	35	200	40	2	150
Multiple use nonresidential development provided all uses are allowed in LIO district	SUP	Y	4 ac.	200	75	75	75	100	35	200	40	3	150
Personal service commercial use	P	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Public utilities	SUP	Y	1 ac.	150	25	25	50	25	15	100	15	1	100
Accessory Uses and Structures													
Parking and loading areas	—	—											
Accessory storage of materials, goods and supplies used in the conduct of a principal use, within the same building within which the principal use resides	—	—											
Signs	—	—											
A single accessory dwelling on a lot that contains a principal use allowed within the LIO zoning district for use by a guard	—	—											
Warehouse accessory to an office or research/laboratory use, provided the gross floor area (GFA) of the warehouse use shall not exceed 35% of the total GFA of the principal buildings.	—	—											
Distribution activities accessory to a principal use provided the storage of materials, which shall be deemed warehouse space, shall not exceed 35% of the total GFA of the principal buildings.	—	—											
Restaurant accessory to a principal use, provided the gross floor area of same shall not exceed 25% of the total gross floor area of the principal buildings on the lot	—	—											
Retail accessory to a principal use, provided the gross floor area of same shall not exceed 15% of the total gross floor area of the principal buildings on the lot	—	—											
Any accessory use customarily incidental to a principal use allowed in this zoning district	—	—											

Notes:
P – Permitted use; SUP – Special use permit
Y – Yes; N – No
ft. – feet; s.f. – square feet; ac. – acre; DU – dwelling unit
max. – maximum; min. – minimum