

ZONING

121 Attachment 1

Town of Amenia

Use Table

[Amended 11-20-2019 by L.L. No. 2-2019; 3-16-2023 by L.L. No. 4-2023]

Key:

- 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 Official, but does not require review by any municipal board.
- PS Designates a use permitted by right, subject to site plan review by the Planning Board (see §§ 121-65 through 121-68).
- S Designates a use permitted by special permit issued by the Planning Board with referral to the Zoning Board of Appeals for major projects (see §§ 121-60 through 121-64).
- ST Designates a use permitted by special permit issued by the Town Board.
- Designates a prohibited use.

Use Category	Use Districts								Section Reference
	RA	RR	HM	HR	SR	HC	OC	M	
Residential Uses									
Single-family dwelling	P	P	P	P	P	S	S	—	
Two-family dwelling	S	S	P	P	S	S	S	—	§ 121-12A
Multifamily dwelling	S	S	PS	S	—	S	S	—	§ 121-12B
Accessory apartment	P	P	P	P	P	P	P	—	§ 121-12C
Mobile homes/mobile home parks	See § 121-44.								
Upper-floor apartments in mixed-use building	S	S	PS	PS	S	PS	PS	—	
Residential care facility	S	S	S	S	—	—	—	—	§ 121-52
Solar energy systems									
RMSES	P	P	P	P	P	P	P	P	

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	RA	RR	HM	HR	SR	HC	OC	M	
BIPV	P	P	P	P	P	P	P	P	
GMSES	PS	PS	PS	PS	PS	—	—	—	
Solar field	—	—	—	—	—	S & PS	S & PS	S & PS	
Business Uses²									
Adult use	—	—	—	—	—	—	—	ST	§ 121-48
Agriculture	P	P	P	P	P	P	P	P	§§ 121-37 and 121-49
Bed-and-breakfast	PS	PS	PS	PS	PS	PS	PS	—	
Camp	S	S	—	—	—	—	—	—	§ 121-45
Craft workshop	S	S	PS	S	—	P	PS	PS	
Home occupation	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	—	§ 121-41
Kennel	S	S	—	—	—	S	S	S	§ 121-49B
Light industry	—	—	S	—	—	S	S	S	§ 121-50
Lodging facility	—	—	S	S	—	PS	S	—	
Office	S ³	S ³	PS	S	—	S	PS	S	
Public utility facility	S	S	S	S	S	S	S	S	
Recreational business	S	S	S	S	—	S	S	—	
Restaurant	S ³	S ³	PS	S	—	S	S	—	
Retail business (not listed elsewhere)	S ³	S ³	PS	S	—	S	S ⁵	—	
Riding academy	PS	PS	—	—	—	—	—	—	
Service business (not listed elsewhere)	S ³	S ³	PS	S	—	S	S	S	

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Use Category	Use Districts								Section Reference
	RA	RR	HM	HR	SR	HC	OC	M	
Soil mining (with DEC permit)	ST ⁶	ST ⁶	—	—	—	—	ST ⁶	ST ⁶	§ 121-17
Solid waste management facility	—	—	—	—	—	—	—	—	§ 121-50
Telecommunications tower and facility	See § 121-46								
Timber harvesting	PS	PS	PS	PS	PS	PS	PS	PS	§ 121-47
Veterinary hospital	S	S	S	—	—	S	S	S	
Warehouse/wholesale business	—	—	—	—	—	S	PS	S	
Solar energy systems									
RMSES	P	P	P	P	P	P	P	P	
BIPV	P	P	P	P	P	P	P	P	
GMSES	PS	PS	PS	PS	PS	—	—	—	
Solar field	—	—	—	—	—	S & PS	S & PS	S & PS	
Community Uses									
Cemetery	S	S	S	S	S	—	—	—	
Educational/charitable/religious	S	S	S	S	S	S	S	—	
Health care facility	S	S	PS	S	—	S	S	—	
Membership club	S	S	S	S	—	S	S	—	
Municipal	PS	PS	PS	PS	PS	PS	PS	PS	
Solar energy systems									
RMSES	P	P	P	P	P	P	P	P	
BIPV	P	P	P	P	P	P	P	P	
GMSES	PS	PS	PS	PS	PS	—	—	—	

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Use Category	Use Districts								Section Reference
	RA	RR	HM	HR	SR	HC	OC	M	
Solar field	—	—	—	—	—	S & PS	S & PS	S & PS	

NOTES:

- ¹ (Reserved)
- ² Subject to limitations on building footprint in the Dimensional Table.
- ³ Only in connection with agricultural use or as provided in § 121-10I.
- ⁴ Requires a special permit if more than two nonresident employees or 30% of dwelling unit floor space.
- ⁵ Retail use shall not exceed 20% of floor area and shall include only sale of items produced on the premises and customary accessories to such items.
- ⁶ Only within the Soil Mining Overlay District. Rock removal and small soil mines on farm operations are permitted in all districts. See § 121-34I.