

# ZONING

## 95 Attachment 3

### Town of Schroepfel

#### Schedule of Uses

**[Amended 4-7-1993 by L.L. No. 1-1993; 2-15-2001 by L.L. No. 2-2001; 8-15-2002 by L.L. No. 2-2002; 8-5-2004 by L.L. No. 3-2004; 5-5-2005 by L.L. No. 3-2005; 8-25-2016 by L.L. No. 5-2016]**

**KEY:**

P = designates a use permitted by right

X = designates a use not permitted

S = designates a use which requires site plan approval by the Planning Board under Article X

SP = designates a use which requires a special permit

	R-4	R-3	R-2	R-1	RMH-2	RMH-1	C-3 <sup>1</sup>	C-2	C-1	I	PUD <sup>2</sup>	SFHA <sup>3</sup>	FWWL <sup>4</sup>	IP	APO <sup>5</sup>	WPO <sup>5</sup>
<b>Residential uses:</b>																
1-family dwelling	P	P	P	P	P	P		X	X	X				X		
2-family dwelling	P	P	P	P	P	P		X	X	X				X		
Multifamily dwelling, apartment and townhouse	X	X	S	X	X	S		X	X	X				X		
Boardinghouse	X	S	S	X	S	X		X	X	X				X		
Mobile home	X	X	X	X	P	P		X	X	X				X		
Migratory worker camp	X	S	X	X	X	X		X	X	X				X		
Planned unit development under Article XIV	S	S	S	S	S	S		S	X	X				X		
<b>General uses:</b>																
Agriculture, not including the keeping of fowl/farm animals	P	P	P	P	P	P		P	P	P				P		
Agriculture, including the keeping of fowl/farm animals	X	P	X	S	S	S		X	X	X				X		
Retail sale of agricultural produce grown on the same lot from a road stand	X	P	P	S	P	S		P	P	P				P		

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	R-4	R-3	R-2	R-1	RMH-2	RMH-1	C-3 <sup>1</sup>	C-2	C-1	I	PUD <sup>2</sup>	SFHA <sup>3</sup>	FWWL <sup>4</sup>	IP	APO <sup>5</sup>	WPO <sup>5</sup>
Vacation resort, camp, cottage or cabin development	X	S	S	X	S	X		X	X	X				X		
Church or other place of worship	S	S	S	S	S	S		S	S	X				X		
Private, academic or parochial school	S	S	S	S	S	S		S	X	X				X		
Day nursery	S	S	S	S	S	S		S	X	X				S		
Hospital, clinic, nursing or convalescent home or sanitarium	S	S	S	S	S	S		S	X	X				X		
Cultural facility (art gallery, library, museum, etc.)	S	S	S	S	S	S		S	X	X				X		
Cemetery	X	S	S	X	S	S		X	X	X				X		
Crematory	X	S	S	X	S	S		X	X	X				X		
Golf course or country club	S	S	S	X	S	X		X	X	X				X		
Public utility or public transportation	S	S	S	S	S	S		S	S	P				P		
Post-secondary or adult education														S		
Solar farms	X	SP	X	X	X	X	X	X	X	SP	X	X	X	X	X	X
<b>Accessory uses:</b>																
Home occupation	P	P	P	P	P	P		P	X	X				X		
Accessory use customarily incident to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P		S	S	S				S		
Stables for horses for noncommercial purposes	X	P	S	S	S	X		X	X	X				X		
<b>Business uses:</b>																
Riding academy	X	S	X	X	X	X		S	S	S				S		
Retail business or service, not otherwise specifically mentioned herein	X	X	X	X	X	X		S	S	S	X			S		
Self-service laundry	X	X	X	X	X	X		S	S	S	X			X		

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Professional office or studio in home	P	P	P	P	P	P		X	X	X				X		
Junkyard	X	X	X	X	X	X		X	X	X				X		
Restaurant	X	X	X	X	X	X		S	S	X				X		
Bar or nightclub	X	X	X	X	X	X		S	S	X				X		
Commercial parking lot	X	X	X	X	X	X		X	S	S				X		
Gasoline station	X	X	X	X	X	X		S	S	S				X		
Automobile storage and repair	X	X	X	X	X	X		X	S	S				X		
Car washing station	X	X	X	X	X	X		S	S	S				X		
Equipment rental or sales yard (small tool)	X	X	X	X	X	X		S	S	S				X		
Equipment rental or sales yard (large tool)	X	X	X	X	X	X		X	S	S				X		
Laundry or dry-cleaning plant	X	X	X	X	X	X		S	S	X				X		
Veterinarian office, small animal hospital (or kennels)	X	X	X	X	X	X		S	S	X				X		
Kennels	X	S	X	X	X	X		X	X	X				X		
Motel	X	X	X	X	X	X		X	S	X				X		
Drive-in movie	X	S	X	X	X	X		X	S	X				X		
Mobile home park	X	X	X	X	X	S		X	X	X				X		
Trailer camp park	X	S	X	X	S	S		X	X	X				X		
Airport	X	S	X	X	X	X		X	S	S				S		
Horticultural nursery	X	S	X	X	S	X		X	S	X				X		
Garage sale (3 per year)	P	P	P	P	P	P		P	P	P				P		
Garage sale (more than 3 per year)	X	X	X	X	X	X		S	P	P				X		
Shopping center	X	X	X	X	X	X		X	S	X				X		
Warehouse	X	X	X	X	X	X		X	X	S				S		
Truck terminal	X	X	X	X	X	X		X	X	S				X		

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<b>Industrial uses:</b>																
Extractive operations and soil mining	X	S	X	S	X	X		X	S	S				X		
Mini storage	X	X	X	X	X	X		X	S	S				X		
All other industries	X	X	X	X	X	X		X	X	S				S		

**NOTES:**

<sup>1</sup> See Articles XI and XIV.

<sup>2</sup> See Article XV.

<sup>3</sup> See Article VII.

<sup>4</sup> See Article XVII.

<sup>5</sup> See Article XXI.