

# ZONING

## 215 Attachment 1

Town of Pawling

### Schedule of Permitted Uses

[Amended 10-12-1982; 8-14-1984 by L.L. No. 5-1984; 4-30-1985 by L.L. No. 2-1985; 5-14-1985 by L.L. No. 3-1985; 2-8-2005 by L.L. No. 1-2005; 7-11-2012 by L.L. No. 2-2012]

District	Principal Uses	Special Uses	Accessory Uses
<b>R-1 through R-4 and CD</b>	Animal husbandry Dwelling, 1-family Dwelling, 2-family, subject to the provisions of § 215-23 Farm, farm use and customary farm occupations Forest nurseries, tree seed gathering and extracting, gathering of gums and barks Forestry services Parks, public and private, excluding commercial facilities Stable, private Timber tract Wildlife preserve, private	Accessory apartment Airfield Bus passenger shelter Camp Carnival Cemetery Church or other place of worship Circus Clubs, private, community, fraternal, recreation, rod and gun Educational institutions of higher learning on a site not less than 100 acres Farm, cage-type poultry, on a site not less than 50 acres Farm, fur, on a site not less than 100 acres Funeral home Golf course Hospital, clinic Hospital, animal or veterinary clinic on a site not less than 10 acres Kennel on a site not less than 10 acres Libraries, public and semipublic Museums, public and semipublic Nursery school Nursing home Pet cemetery Public and private water supply system and facilities Public and private sewage disposal facilities Public utility electrical transmission lines Public utility substation Radio or television transmission and receiving facilities with their customary appurtenances Riding academy Roadside stand, not more than 1 per farm	Accessory use as defined herein Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures Yards on the same lot as a dwelling may contain a private garage or open parking area for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle, if meeting setback requirements Yards on the same lot as a dwelling may contain a playhouse, toolhouse, garden house or private swimming pool not operated for gain, if meeting setback requirements Customary home occupation as defined herein Signs, subject to the provisions of § 215-40

# PAWLING CODE

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District	Principal Uses	Special Uses	Accessory Uses
		Sanitarium on a site not less than 10 acres Schools, elementary and secondary private Schools, religious Stable, boarding, on a site not less than 5 acres Tourist home and boardinghouse Wildlife preserve, commercial	
<b>VRD</b>	Animal husbandry Dwelling, 1-family Dwelling, 2-family, subject to the provisions of § 215-23 Farm, farm use and customary farm occupations Forest nurseries, tree seed gathering and extracting, gathering of gums and barks Parks, public and private, excluding commercial facilities	Bus passenger shelter Church or other place of worship Clinic, medical or dental Clubs, private, community, fraternal, recreation Dwelling, multifamily, subject to the provisions of § 215-32 Hospital, clinic Libraries, public and semi-public Museums, public and semi-public Nursery school Public and private water supply system and facilities Public and private sewage disposal facilities Public utility electrical transmission lines Restaurant, subject to site plan approval, which can be accomplished in such a manner as to preserve the exterior character of structures in existence at the time of this amendment and preserve the neighborhood character Roadside stand, not more than 1 per farm Schools, elementary and secondary, private Schools, religious Tourist home or boardinghouse	Accessory use as defined herein Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures Between the yards of dwelling, a private garage or open parking for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle Between the yards of dwelling, playhouse, toolhouse, gardenhouse, private swimming pool not operated for gain Customary home occupation as defined herein Signs, subject to the provisions of § 215-40

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District	Principal Uses	Special Uses	Accessory Uses
<b>HA</b>	<p>Dwelling, 1-family                      Dwelling, 2-family, subject to the provisions of § 215-23                      Dwelling units secondary to a business use and not occupying any ground floor area                      Parks, public and private, excluding commercial facilities</p>	<p>Accessory apartment                      Bed-and-breakfast establishments                      Bus passenger shelter                      Church or other place of worship                      Clinic, medical or dental                      Clubs, private, community, fraternal, recreation                      Libraries, public and semi-public                      Subject to site plan approval, the following nonresidential uses: antique store, art gallery, museum, convenience shopping facility, restaurant and smokehouse, which can be accomplished in such a way as to preserve the exterior character of structures in existence at the time of this amendment (10-12-1982) and are consistent with the character of the district                      Nursery school                      Post office                      Public and private water supply system and facilities                      Public and private sewage disposal facilities                      Schools, elementary and secondary, private                      Schools, religious                      Tourist home or boardinghouse</p>	<p>Accessory use as defined herein                      Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures                      Between the yards of a dwelling, a private garage or open parking for operative passenger vehicles of a person residing or visiting on the premises and for not more than 1 commercial licensed vehicle                      Between the yards of a dwelling, playhouse, toolhouse, garden house, private swimming pool not operated for gain                      Customary home occupation as defined herein                      Signs, subject to the provisions of § 215-40</p>
<b>District</b>	<b>Principal Uses</b>	<b>Special Uses</b>	<b>Accessory Uses</b>
<b>HB<sup>1</sup></b>	<p>Animal husbandry                      Banks and credit agencies                      Bed-and-breakfast establishments                      Car wash                      Automobile body shop                      Automobile sales and rental                      Boat, boat trailer and marine accessory sales and rental                      Building materials sales, including lumberyards                      Cargo trailer, camping trailer sales and rental                      Commercial greenhouse and plant nursery, including office and sales yards</p>	<p>Amusement and recreation facilities, indoor and outdoor                      Dwelling, multifamily, HB only                      Hospital, clinic                      Kennel, on a site not less than 10 acres                      Mobile home sales                      Motor freight terminal                      Nursing home                      Quarrying and mining                      Storage of alcohol, gasoline, crude oil, liquefied petroleum gas or other highly flammable substances subject to the requirements of § 215-41</p>	<p>Accessory buildings and structures customarily associated with and incidental to the permitted uses                      Off-street parking and loading space for motor vehicles subject to the provisions of § 215-34                      Signs, subject to the provisions of § 215-40</p>

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District	Principal Uses	Special Uses	Accessory Uses
	Construction equipment sales and rental Eating and drinking establishments, excluding drive-in Farm, farm use and customary farm occupations Farm machinery sales and rental Food, grocery and general merchandise stores Food preparation, processing and product development, including bakery Furniture store Home furnishing and equipment store Ice storage and vending (3 tons or less capacity) Motel Motor vehicle service station subject to the provisions of § 215-28 Offices, business, professional, research Personal service establishments Real estate office Restaurant Salesroom or shop of a builder, contractor or artisan Studio or gallery for a performing artist or artist, including instruction Miscellaneous retail store, including the making of articles to be sold on the premises, provided that any such manufacturing or processing shall be incidental to a retail business and not more than 5 persons shall be employed in such manufacturing or processing	Multiple use center in accordance with an integrated site and architectural plan to be approved by the Planning Board and which may include uses permitted elsewhere in the district and the following: Apparel and accessory store Bakery Bank Bar or tavern Clinic, dental Clinic, medical Credit agencies other than banks Dormitory Drugstore Financial establishment Food stores Food service establishments General merchandise store Grocery store Hardware store Insurance carriers, agents, brokers and services Laundry, coin-operated, dry cleaner Motion-picture theater other than drive-in Professional services Restaurant Veterinary hospital Warehouse Wholesale business	

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District	Principal Uses	Special Uses	Accessory Uses
MBI <sup>2</sup>	<p>Animal husbandry                      Amusement, cultural and recreation facilities, indoor and outdoor                      Banks, credit agencies and financial establishments                      Bar or tavern                      Clinic, medical or dental                      Farm, farm use and customary farm occupations                      Food preparation, processing and product development, including bakery                      Forest nurseries, tree seed gathering and extracting, gathering of gums and barks                      Forestry services                      Insurance carriers, agents, brokers and services                      Lodging and conference-event center                      Office buildings for business and professional use, including administrative, scientific research and development, educational, statistical, financial and similar activities, and which does not constitute a hazard or nuisance and will meet the criteria of the performance standards in § 215-35                      Restaurants and food service establishments                      Riding academy</p>	<p>Any industrial or manufacturing use, including the fabrication, converting, processing, altering, assembly or other handling of products, the operation of which uses only electric power not generated on site and which use does not constitute a hazard or nuisance and will meet the criteria of the performance standards in § 215-35                      Dormitory                      Hospital, clinic and nursing home                      Motor freight terminal                      Nursery school                      Retail store selling one or more types of merchandise or services, including but not limited to food, grocery and general or specialty merchandise                      Multiple use center in accordance with an integrated site and architectural plan to be approved by the Planning Board and which may include uses permitted elsewhere in the district and the following:                      a. Laundry, coin-operated, dry cleaner.                      b. Miscellaneous retail store, including the making of articles to be sold on the premises, provided that any such manufacturing or processing shall be incidental to a retail business and not more than 5 persons shall be employed in such manufacturing or processing.                      c. Motion-picture theater other than drive-in.                      d. Veterinary hospital.                      Storage of alcohol, gasoline, crude oil, liquefied petroleum gas or other highly flammable substances subject to the requirements of § 215-41                      Warehousing, storage buildings                      Wholesale business</p>	<p>Accessory buildings and structures customarily associated with and incidental to the permitted uses                      Off-street parking and loading space for motor vehicles subject to the provisions of § 215-34                      Signs, subject to the provisions of § 215-40</p>

**NOTES:**

- <sup>1</sup>All uses permitted in the HB Districts are subject to site plan approval and supplemental requirements in § 215-31.1.
  - <sup>2</sup>All uses permitted in the MBI District are subject to site plan approval and supplemental requirements in § 215-31.2.
  - <sup>3</sup>The former regulations for the FH District, which immediately followed, were repealed 2-8-2005 by L.L. No. 1-2005.
- Planned Development District: See § 215-36.  
 Environmentally Sensitive Area: See § 215-24.