

ZONING

250 Attachment 1

Town of Kinderhook

Use Regulation Table

**[Amended 9-9-2002 by L.L. No. 1-2002; 9-9-2002 by L.L. No. 2-2002;
2-11-2008 by L.L. No. 3-2008; 11-6-2014 by L.L. No. 1-2014;
11-13-2017 by L.L. No. 1-2017]**

KEY:

P = Designates a use permitted by right.

X = Designates a use permitted by special permit.

* = Designates a use subject to site plan approval by the Planning Board as per § 250-50.

(Note: Uses not permitted by right or as a conditional use, whether listed below or not, are prohibited.)

	AR	R-2	R-3	H	B-1	B-1A	I-1	FP	MHP
General Uses									
One-family dwelling	P	P	P	P	X*	X*	—	—	—
Conservation subdivision (mandatory in PFO)	P	P	P	—	—	—	—	—	—
Two-family dwelling	X*	X*	X*	X*	X*	X*	—	—	—
Multifamily dwelling ¹	X*	X*	X*	X*	X*	X*	—	—	—
Boardinghouse	—	—	—	X*	X*	X*	—	—	—
Mobile home	—	—	—	—	—	—	—	—	P* ²
Mobile home park	—	—	—	—	—	—	—	—	P*
Travel camp	—	—	—	—	—	—	—	—	P*
Travel trailer	—	—	—	—	—	—	—	—	P
Bed-and-breakfast	X*	X*	X*	X*	X*	X*	—	—	—
Agriculture, not including the keeping of fowl or farm animals in compliance with § 250-19J	P	P	P	P	P	P	P	P	P
Agriculture, including the keeping of fowl or farm animals, in compliance with § 250-19J ⁴	P	P	P	—	P	P	P	—	—
Commercial stables	P*	P*	P*	—	—	—	—	—	—
Farm market	X*	X*	X*	X*	X*	X*	—	—	—
Farm stand	X*	X*	X*	X*	—	—	—	—	—
Horticulture, production greenhouses, production nurseries, beekeeping	P	P	P	P	P	P	P	P	—
Farm-related business	X*	X*	X*	X*	X*	X*	—	X*	—
Camps	X*	X*	X*	—	—	—	—	—	—
Church or other place of worship	P*	P	P*	P*	P*	P*	—	—	—
Private, academic or parochial school	X*	X*	X*	X*	X*	X*	—	—	—
Nursery school	X*	X*	X*	X*	P*	P*	—	—	—
Hospital	—	—	—	—	X*	—	X*	—	—
Nursing home	—	—	—	—	X*	—	X*	—	—
Senior citizen homes or communities	X*	X*	X*	X*	X*	X*	—	—	—
Cultural facilities (library, art gallery, museum, etc.)	—	—	—	X*	P*	P*	—	—	—
Private or nonprofit club	—	—	—	X*	X*	X*	—	X* ³	—
Municipal park	P*	P*	P*	P*	P*	P*	—	P* ³	—
Public school, college, firehouse, Town Hall, Town Highway Department	P*	P*	P*	P*	P*	P*	P*	—	—
Cemetery in compliance with § 250-25	P*	X*	X*	—	—	—	—	—	—

KINDERHOOK CODE

	AR	R-2	R-3	H	B-1	B-1A	I-1	FP	MHP
Accessory apartment dwelling unit, in compliance with § 250-30	X	X	X	X	—	—	—	—	—
Crematory in compliance with § 250-25	—	—	—	—	X*	X*	X*	—	—
Golf course with country club	X*	X*	X*	—	—	—	X*	X* ³	—
Miniature golf course or batting cage	—	—	—	—	P*	P*	—	—	—
Golf driving range	X*	—	—	—	X*	X*	—	X* ³	—
Public utility line, main, lateral, except high-tension line	X*	X*	X*	X*	X*	X*	X*	X*	X*
Structure and building used by public utilities in furnishing services, including electric or gas utility substation, transformer station, water or sewage pumping station and other similar structure, high-tension lines	X*	X*	X*	X*	X*	X*	X*	X*	X*
Customary home occupation in compliance with § 250-19A	P*	P*	P*	P*	P*	P*	—	—	P*
Accessory use customarily incidental to any of the uses mentioned herein and on the same lot	P*	P*	P*	P*	P*	P*	P*	P*	P*
Stable for horses for noncommercial purpose in compliance with § 250-19J	P	P	P	—	—	—	—	P	—
Solar energy ground equipment	P	P	P	X*	X*	X*	X*	—	X*
Solar energy structural equipment and building-integrated solar energy equipment	P	P	P	P	P	P	P	—	P
Business Uses									
Accessory retail	—	—	—	—	—	—	P*	—	—
Professional office, business office	—	—	—	—	P*	P*	P*	—	—
Bank	—	—	—	—	P*	—	—	—	—
Service establishment	—	—	—	—	P*	P*	—	—	—
Funeral home	—	—	—	—	P*	P*	—	—	—
Restaurant	—	—	—	—	P*	—	P*	—	—
Hotel	—	—	—	—	P*	—	P*	—	—
Bar or nightclub	—	—	—	—	P*	—	—	—	—
Bowling alley	—	—	—	—	P*	—	P*	—	—
Dance hall, billiard hall or pool hall as the principal use	—	—	—	—	P*	—	—	—	—
Theater or concert hall	—	—	—	—	P*	—	—	—	—
Veterinarian office, animal hospital or kennel	—	—	—	—	P*	P*	—	—	—
Newspaper office	—	—	—	—	P*	P*	—	—	—
Printing shop	—	—	—	—	P*	P*	P*	—	—
Retail stores	—	—	—	—	P*	P*	—	—	—
Auto or farm equipment sales lot	—	—	—	—	P*	—	P*	—	—
Health club, indoor recreation	—	—	—	—	P*	P*	P*	—	—
Video rental	—	—	—	—	P*	P*	—	—	—
Convenience store	—	—	—	—	P*	—	—	—	—
Gasoline filling station in compliance with § 250-22	—	—	—	—	P*	—	P*	—	—
Automobile repair	—	—	—	—	P*	P*	P*	—	—
Car washing station	—	—	—	—	P*	P*	P*	—	—
Equipment, trailer rental or sales yard	—	—	—	—	P*	P*	P*	—	—
Motel	—	—	—	—	P*	P*	P*	—	—
Telephone exchange	—	—	—	—	P*	P*	P*	—	—
Flying fields	X*	—	—	—	—	—	X*	—	—
Retail nursery, greenhouse	X*	X*	X*	X*	P*	P*	P*	P*	—

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	AR	R-2	R-3	H	B-1	B-1A	I-1	FP	MHP
Bus station	—	—	—	P*	P*	P*	P*	—	—
Amusement operated for profit	—	—	—	—	—	—	P*	—	—
Extractive operation and soil mining	X* ⁴	—	—	—	—	—	X*	—	—
Landscaping, major	—	—	—	—	P*	P*	P*	—	—
Landscaping, minor	—	—	—	—	P*	P*	P*	—	—
Self-storage	—	—	—	—	P*	P*	P*	—	—
Heavy equipment repair	—	—	—	—	P*	—	P*	—	—
Solar farms	X*	X*	X*	—	X*	X*	X*	—	X*
Light Industrial Uses									
Research laboratory	—	—	—	—	—	—	P*	—	—
Manufacture, fabrication, extraction, assembly, warehousing and other handling of material in compliance with §§ 250-19C and 250-21 and excluding prohibited uses listed in § 250-8	—	—	—	—	—	—	P*	—	—
Power plant	—	—	—	—	—	—	X*	—	—
Fuel storage and distribution	—	—	—	—	—	—	P*	—	—
Industrial laundry or dry-cleaning plant	—	—	—	—	—	—	P*	—	—
Contractor's yard	—	—	—	—	—	—	P*	—	—
Adult entertainment	—	—	—	—	—	—	X*	—	—
Telecommunications towers	—	—	X ⁵	—	—	—	X*	—	—
Commercial radio, television and other electric transmission station and tower	—	—	—	—	—	—	X*	—	—

NOTES:

- ¹ Multifamily dwellings specifically for senior citizens are allowed in the AR, R-2, R-3, H, B-1 and B-1A Districts. Multifamily dwellings for all others are allowed only in B-1 and B-1A Districts.
- ² It is permitted to replace an existing mobile home with another mobile home. However, any change in lot number, size, or configuration requires site plan review.
- ³ No structures are allowed in the FP (Floodplain).
- ⁴ Subject to the provisions of and in compliance with § 250-29E(8).
- ⁵ Telecommunications antennas may be attached to Town-owned facilities.