

ZONING

98 Attachment 1

Town of Pleasant Valley

Schedule of Permitted Uses

[Amended 10-12-2011 by L.L. No. 5-2011; 6-26-2017 by L.L. No. 2-2017; 2-14-2018 by L.L. No. 5-2018]

KEY:

- P = Permitted use
P* = Permitted use subject to site plan approval
SP = Special use permit and site plan approval required
— = Prohibited use

	Subject to Supplementary Regulations	CONS	RA	RR	LDR	MDR	HDR	MHP	MC	HR	H-PV	H-SP	H-WH	OI	Q	SFH
Residential																
Dwelling, accessory	See § 98-15	SP	SP	SP	SP	SP	SP	—	—	SP	SP	SP	SP	—	—	—
Dwelling, manufactured home park	See § 98-36	—	—	—	—	—	—	P*	—	—	—	—	—	—	—	—
Dwelling, multifamily or townhouse	See § 98-40	—	—	—	—	—	P*	—	—	P*	P*	P*	P*	—	—	—
Dwelling, single-family		P	P	P	P	P	P	P	—	P	P	P	P	—	—	—
Dwelling, two-family	See § 98-40	P*	P*	P*	P*	P*	P*	P*	—	P*	P*	P*	P*	—	—	—
Caretaker/Guest cottage	See § 98-22	SP	SP	SP	SP	SP	—	—	—	—	—	—	—	—	—	—
Solar energy system, private/residential:																
•Building-integrated photovoltaic (BIPV) system	See § 98-54.1	P	P	P	P	P	P	P	—	P	P	P	P	—	—	—
•Roof-mounted solar energy system	See § 98-54.1	P	P	P	P	P	P	P	—	P	P	P	P	—	—	—
•Ground-mounted solar energy system	See § 98-54.1	P*	P*	P*	P*	P*	P*	P*	—	P*	P*	P*	P*	—	—	—
•Commercial solar energy system	See § 98-54.1	P*	—	—	—	—	—	—	—	—	P*	—	—	—	—	—

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	Subject to Supplementary Regulations	CONS	RA	RR	LDR	MDR	HDR	MHP	MC	HR	H-PV	H-SP	H-WH	OI	Q	SFH
Agricultural																
Agriculture, excluding animals		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture, including animals	See § 98-17	P	P	P	SP	SP	—	—	—	—	—	—	—	P	P	P
Agritourism		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Animal husbandry	See § 98-19	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—
Dwelling, farm worker		P	P	P	P	P	P	—	—	P	P	P	P	P	P	—
Farm stand		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Forestry	See § 98-30	P	P	P	P	P	SP	—	—	—	—	—	—	P	P	P
Horse operation	See §§ 98-17, 98-19	P*	P*	P*	P*	P*	—	—	—	—	—	—	—	P*	P*	—
Solar energy system:																
•Building-integrated photovoltaic (BIPV) system	See § 98-54.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
•Roof-mounted solar energy system	See § 98-54.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
•Ground-mounted solar energy system	See § 98-54.1	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
•Commercial solar energy system	See § 98-54.1	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Nonresidential																
Adult use	See § 98-16	—	—	—	—	—	—	—	—	—	—	—	—	—	SP	—
Airport/Heliport	See § 98-18	SP	SP	—	—	—	—	—	—	—	—	—	—	—	—	SP
Bar or tavern or nightclub		—	—	—	—	—	—	—	P*	—	P*	P*	P*	—	—	—
Bed-and-breakfast	See § 98-20	SP	SP	SP	SP	SP	SP	—	—	SP	SP	SP	SP	—	—	—
Business, drive-through		—	—	—	—	—	—	—	SP	—	SP	—	SP	—	—	—
Business, general (not listed elsewhere)		—	—	—	—	—	—	—	P*	—	P*	P*	P*	—	—	—

ZONING

	Subject to Supplementary Regulations	CONS	RA	RR	LDR	MDR	HDR	MHP	MC	HR	H-PV	H-SP	H-WH	OI	Q	SFH
Business, recreational (not listed elsewhere)		—	—	—	—	—	—	—	SP	—	—	—	—	SP	—	SP
Camp	See § 98-21	P*	P*	P*	—	—	—	—	—	—	—	—	—	—	—	—
Cemetery		SP	SP	SP	SP	—	—	—	—	—	—	—	—	—	—	—
Clothing bins, donation bins and recycling bins	See § 98-22.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Club, not-for-profit membership	See § 98-23	P*	SP	SP	SP	SP	SP	—	SP	—	SP	—	SP	SP	—	—
Day-care center		—	—	—	—	—	—	—	SP	—	SP	SP	SP	SP	—	—
Day-care home		SP	SP	SP	SP	SP	SP	—	—	SP	SP	SP	SP	—	—	—
Educational institution, private		—	—	—	—	—	—	—	SP	—	SP	SP	SP	SP	—	—
Home occupation	See § 98-32	SP	SP	SP	SP	SP	SP	SP	—	SP	SP	SP	SP	—	—	—
Hospital		—	—	—	—	—	—	—	—	—	—	—	—	P*	—	—
Junkyard	See § 98-34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Kennel	See § 98-35	SP	SP	SP	SP	—	—	—	—	—	—	—	—	SP	SP	
Library		—	—	—	—	—	—	—	—	—	P*	P*	P*	—	—	—
Light industry	See § 98-25	—	—	—	—	—	—	—	—	—	—	—	—	P*	P*	—
Lodging facility (except bed-and-breakfast)		—	—	—	—	—	—	—	P*	—	P*	P*	P*	P*	—	—
Mining (also see "quarrying")	See § 98-37	SP	SP	SP	SP	—	—	—	—	—	—	—	—	SP	SP	—
Motor vehicle fueling facility, repair shop, washing facility	See § 98-38	—	—	—	—	—	—	—	SP	—	SP	—	SP	SP	—	—
Motor vehicle sales	See § 98-39	—	—	—	—	—	—	—	SP	—	—	—	—	SP	—	—
Nursing home		—	—	—	—	—	—	—	SP	—	SP	—	SP	SP	—	—
Office		—	—	—	—	—	—	—	P*	—	P*	P*	P*	P*	—	—

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	Subject to Supplementary Regulations	CONS	RA	RR	LDR	MDR	HDR	MHP	MC	HR	H-PV	H-SP	H-WH	OI	Q	SFH
Public utility facility (except telecommunications facility)	See § 98-44	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Quarrying (also see "mining")	See § 98-45	—	—	—	—	—	—	—	—	—	—	—	—	—	P*	—
Religious institution		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	—	—
Restaurant		—	—	—	—	—	—	—	P*	—	P*	P*	P*	P*	—	—
Solar energy system:																
•Building-integrated photovoltaic (BIPV) system	See § 98-54.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
•Roof-mounted solar energy system	See § 98-54.1	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
•Ground-mounted solar energy system	See § 98-54.1	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
•Commercial solar energy system	See § 98-54.1	P*	—	—	—	—	—	—	P*	—	P*	—	—	P*	P*	—
Telecommunications facility	See § 98-49	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Theater, performing arts		—	—	—	—	—	—	—	P*	—	SP	SP	SP	P*	—	—
Veterinary clinic	See § 98-52	SP	SP	SP	—	—	—	—	SP	—	SP	SP	SP	SP	—	—
Warehouse, self-service storage		—	—	—	—	—	—	—	—	—	—	—	—	SP	—	—
Wind generating facility, private	See § 98-54	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*

ZONING

Districts Key:

CONS = Conservation

RA = Rural Agricultural

RR = Rural Residential

LDR = Lower Density Residential

MDR = Medium Density Residential

HDR = Higher Density Residential

MHP = Manufactured Home Park

HR = Hamlet Residential

MC = Mixed Use Commercial

H-PV = Hamlet Pleasant Valley

H-SP = Hamlet Salt Point

H-WH = Hamlet Washington Hollow

OI = Office Industrial

Q = Quarry

SFH = Special Flood Hazard