

ZONING

194 Attachment 2

Town of East Fishkill

Schedule of Permitted Uses
[Last amended 6-24-2021 by L.L. No. 3-2021]

												Zoning Districts						
	R-3	R-2	R-1	R-1/3	R-1/2	R-1/4	CRD	B-1	B-2	PCP	PRDP	I-1	I-2	I-3	PBN Planned Business Neighborhood	HC District	B-3	B-1A Transitional
Residential Uses																		
Mobile home parks	S																	
Multifamily dwellings							P											S
Nursing homes, alternative care housing	S	S	S	S	S	S												
One-family dwellings (detached, semidetached, or attached)							P											S
Single-family dwellings	P	P	P	P	P	P												
Two-family dwellings							P											
Residential dwelling units up to two-bedrooms in size, permitted on the second floor of existing buildings (subject to provisions of § 194-4.2.1, Hamlet Center District, and § 194-4.2.2, B-3 District)																P	P	P
One-family custodial apartment accessory in business districts								S	S							S	S	S
General Uses																		
Active and passive park and recreational areas, open space and activities, including swimming pools, tennis courts, ball fields, playgrounds, walkways, bikeways, nature trails and similar structures and facilities							P											
Assembly hall for meetings, conventions and exhibitions, provided that at the time of such use for any meeting, there shall be available parking spaces for all persons in attendance										P								
Art and craft galleries and studios																P	P	
Bakery								P	P							P	P	
Bus stations										P					P			
Cemeteries	S	S	S	S	S	S												
Churches, schools, public uses	S	S	S	S	S	S	S									P	P	
Commercial stables and riding academies	S	S	S	S	S	S												
Day-care facilities	S	S	S	S	S	S											P	
Farming, florist greenhouses											P							
Farming, forestry, florists, greenhouses, nurseries, truck gardens and dairies												P	P	P			P	
Farming, nurseries, greenhouses	P	P	P	P	P	P												
Government buildings or uses								P	P	P	P	P	P	P	P	P	P	
Greenhouses								S	S					P			P	S
Historic structures, subject to the provisions of § 194-64	S	S	S	S	S	S												
Hospitals	S	S	S	S	S	S				P								
Hospitals or convalescent homes										P								
												Zoning Districts						

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	R-3	R-2	R-1	R-1/3	R-1/2	R-1/4	CRD	B-1	B-2	PCP	PRDP	I-1	I-2	I-3	PBN Planned Business Neighborhood	HC District	B-3	B-1A Transitional
Indoor recreation on sites at least 10 acres in size. If such indoor recreation uses are located in a domed or curved-roof structure which is set back a minimum of 100 feet from a street and a minimum of 100 feet from any existing residence located in a residential zone, the Planning Board may, as part of its special permit approval, authorize a height, as measured from the mean level of the ground at the front of the building to the top of the highest point of the roof, up to a maximum of 75 feet. In the case of any other roof structure, the height provisions in the bulk table shall apply.								S	S					P			P	S
Large-scale recreational developments, camps	S	S	S	S	S	S												
Membership clubs	S	S	S	S	S	S	S									P	P	
Monument works													P			P		
Mortuaries								P	P					P		P		S
Neighborhood grocery store (maximum of 5,000 square feet)							P	P	P							P	P	
Nursery schools							S										P	
Outdoor recreation developments on sites at least 10 acres in size and subject to the provisions of § 194-67							P							P			P	S
Preparation of mulched materials	S	S	S	S	S	S	S											
Private stables	S	S	S	S	S	S												
Public parking																P	P	
Public uses; schools, public buildings, places of worship, membership clubs and nursery schools							S									P	P	
Subdivision recreation areas	S	S	S	S	S	S												
Any use of the same general character as a listed permitted use, provided that the Board shall find that said use is not inconsistent with the generally accepted connotation of a research and development park and where, in the estimation of the Board, the enterprise in question will be beneficial to the Town as a whole																		
Any use of the same general character as listed permitted use, provided that the Board shall find that said use is not inconsistent with the generally accepted definition of the term “light industry” and where, in the estimation of the Board, the enterprise in question will be beneficial to the Town as a whole											S	S		S	S		P	
Asphalt mixing or concrete mixing plants													P					
Automobile service facilities, subject to the provisions of § 194-86								S						S				

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	R-3	R-2	R-1	R-1/3	R-1/2	R-1/4	CRD	B-1	B-2	PCP	PRDP	I-1	I-2	I-3	PBN Planned Business Neighborhood	HC District	B-3	B-1A Transitional
Banking facilities with two or fewer automated drive-through lanes																	P	P
Banks								P	P					P	P	P	P	P
Brewery, brewpub, cidery, distillery, brewpub, wine/cider bar								P	P			P	P	P		P	P	
Brick, glass, pottery, tile or terra-cotta manufacture													P					
Candy, cigar and cigarette manufacturing												P	P	P				
Car washes														P				
Chemical manufacturing or storage													S					
Cold storage plant, creamery, ice cream factory, bottling works, baking plant and food or drink distribution plant												P	P	P				
Commercial communications tower, provided that the parcel on which the tower is located abuts an I-1 zone; subject to the provisions of § 194-76								S		S	S	P	P	P	S			
Commercial communications tower or antenna installation	S	S	S									S	S	S			S	
Commercial communications tower, subject to the provisions of § 194-76												S		S			S	
Commercial kennels								P	P	P	P	P	P	P	P		S	
Commercial uses; retail shops, personal service shops, professional offices and grocery stores accessory to CRD, subject to provisions in § 194-21							S											
Commercial vehicle storage yards subject to provisions in § 194-55.3												P		P				
Contractor's yards subject to provisions in § 194-55.2												P		P				
Contractor's yards and commercial vehicle storage yards in agricultural districts subject to provisions in § 194-67.4	S	S	S							S	S	S	S	S				
Cosmetic and pharmaceutical manufacturing												P	P	P				
Drive-through retail and service facilities								P						P			P	
Excavations for soil mining (§ 194-75)												S	S					
Executive, business, sales, accounting and general offices										P	P	S	S				P	
Food processing, packing or canning												P	S					
Funeral homes															P		P	
Furniture and cabinet manufacturing												P	P	P			P	
Garages and gasoline filling stations															S			
Gasoline filling stations								S						P	S			
Hotels and motels subject to the provisions of § 194-58	S	S	S	S	S	S				P					P		S	
Laboratories for scientific or industrial research, testing and development											P	P	P	P				
Laundry or cleaning plants												P	P					

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Lumberyard, building material sales yard or contractor's equipment storage yards												P						
Mechanical, optical, photographic, scientific or electronic manufacturing											P	P	P	P				
Medical or dental offices, medical centers, clinics or health services								P	P	P				P			P	P
Motels subject to the provisions of § 194-58	S	S	S	S	S	S				P					P	S	S	
Personal service shops							S	P	P					P	P	P	P	P
Petroleum or bottled gas processing, manufacturing or storage													S					
Plastic manufacturing													S					
Plumbing, sheet metal or machine shops or motor vehicle repair facilities												P	P	P				
Professional offices, office uses							S	P	P		P				P	P	P	P
Public utility structures, except commercial communications towers								S				P	P	P		P	P	S
Publishing, printing, and bookbinding											P	P	P	P			P	
Restaurants (eating and drinking establishments)								P	P							P	P	
Repair service, consumer, including bicycles								P	P							P	P	
Retail stores and shops oriented to an indoor mall										P							P	
Same as B-1, where property has frontage on Route 376 or Van Wyck Lane, or frontage on an approved subdivision road with direct access onto Route 376 or Van Wyck Lane - Noted as P(B1)														P			P	
Stationary solicitor, peddler, vendor								S	S	S		S	S	S			S	S
Stores and shops for conducting retail trade															P	P	P	
Structural steel works, foundries or metal fabricating													P					
Textile, leather goods and clothing manufacturing												P	P	P				
Theaters								P	P					P	P	P	P	P
Toys, games and novelties manufacturing												P	P	P				
Utility substations	S	S	S	S	S	S												
Warehousing and distributing, provided that no outdoor storage of material shall be permitted												P	P	P				
Wholesale stores and shops											P	P	P	P				
Accessory Uses																		
One-family occupancy apartments (custodial) accessory in B-1 Districts subject to the provisions of § 194-87								S						S			P	
Accessory professional offices subject to the provisions of § 194-90	S	S	S	S	S	S	S											
Accessory residential units (excluding lots with attached or multifamily units) subject to the provisions of § 194-91	P	P	P	P	P	P	P											

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Accessory retail, professional, and/or personal services in cluster subdivisions of 100 acres or more, subject to the provisions of § 194-46.1	S	S	S	S	S	S	S											
Banks										P	P							
Church cemeteries less than four acres and church internal columbariums	P	P	P	P	P	P	P											
Churches, similar places of worship									P									
Commercial communications antenna installation co-located on commercial communications towers approved under Local Law No. 5-1998 or upon commercial communications towers approved under former § 194-76, subject to the provisions of (current) § 194-76	S	S	S	S	S	S	S		S	S	S	S			S			
Commercial communications antenna installation co-located on eligible buildings or structures as provided in § 194-76	S	S	S	S	S	S	S		S	S	S	S			S			
Commercial communications tower, provided that the parcel on which the tower is located abuts an I-1 Zone, subject to the provisions of § 194-76									S	S	S				S			
Commercial communications tower subject to the provisions of 194-76												S						
Customary accessory uses															P			P
Customary accessory uses, including retail sales incidental to any listed permitted uses								P	P		P	P	P	P			P	P
Customary home occupations	P	P	P	P	P	P	P											
Dish antennas	P	P	P	P	P	P	P											
Excavation from or filling on a single lot of not more than 500 tons or 375 cubic yards, whichever is less, or earth material in any consecutive twelve-month period, as part of a bona fide landscaping operation on a lot upon which a primary residence is located, or for which a current, valid building permit therefor has been issued, and in accordance with § 194-75 (R-1 and R-2 Zones)		P	P				P											
Gasoline filling stations										P							NP	
Greenhouses									S									
Helicopter landing pads										P	P							
Indoor recreation facilities										P								
Keeping of household pets	P	P	P	P	P	P	P											
Noncommercial radio transmitting towers (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P											
Off-street parking	P	P	P	P	P	P	P											
Parking structures										P								
Personal service shops										P								
Places of worship									S	P								

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Private and parochial schools, institutions of higher learning, convents, monasteries and other buildings used for religious purposes									S									
Private garages or carports (not exceeding four spaces)	P	P	P	P	P	P	P											
Private garden house, toolhouse, gate house or similar private accessory use	P	P	P	P	P	P	P											
Private railroad sidetrack											P	P	P					
Private swimming pools, tennis courts	P	P	P	P	P	P	P	P	P						P		P	P
Restaurants										P								
Same uses as those permitted in the R-1 Zone							P											
Shared driveway for up to three lots as provided in § 194-67.1	S	S	S	S	S	S	S											
Signs	P	P	P	P	P	P	P											
Storage of auto trailers, boats and similar private vehicles	P	P	P	P	P	P	P											
Storage or parking of commercial vehicle (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P											
Subdivision recreation areas	S	S	S	S	S	S	S											
Temporary offices and storage	P	P	P	P	P	P	P											
Theaters										P								
Training centers and schools										P	P							