

**(3) Permitted accessory uses shall be as follows:**

- Accessory dwelling unit in accordance with §177.23.2
- Home gardening
- Home occupations, professions and trades
- Private garages and parking and loading areas
- Signs
- Small Scale Solar Energy System
- Other accessory uses and structures customarily appurtenant to a principal permitted use

**(4) Special uses shall be as follows:**

- Agricultural uses
- Community buildings, clubs, lodges and fraternal organizations
- Essential services
- Motels
- Multiple dwellings
- Nursery schools and home day-care facilities
- Planned development groups
- Private schools
- Senior citizen development
- Two-family detached dwellings

**I. Small-Scale Business (SB)**

**(1) Purpose.** The purpose of the SB district is to provide a location for a variety of retail, service, and other small businesses, where such businesses can reinforce each other and provide attractive places for residents, shopkeepers, and visitors to congregate and do business, while maintaining the traditional character of the hamlets of Wallkill and Walker Valley and/or the rural landscape.

**(2) Permitted principal uses** shall be those located in existing structures or new structures with no more than a 5,000 square foot footprint as follows:

- Apartment above ground-floor business
- Civic meeting hall
- Community building
- Family Day care center
- Eating and drinking establishment
- Essential services
- House of worship
- Light industry subject to the performance standards found in § 177-44
- Nursery school
- Office
- Park, playground

Public school  
Retail business and personal service establishment  
Training Center

(3) **Permitted accessory uses** shall be as follows:

Accessory dwelling unit in accordance with §177.23.2  
Garage and parking and loading area  
Home occupation  
Living quarters for owner or caretaker of structure housing permitted use  
Sign  
Small Scale Solar Energy System  
Other accessory use customarily appurtenant to a permitted use

(4) **Special uses** shall be as follows:

Auto maintenance and repair shop  
Auto fuel station  
Bus garage  
Bus station  
Cemetery  
Child Day Care Center  
Clubs, lodges, and fraternal organizations  
Commercial group  
Commercial recreation, indoor and outdoor  
Farm  
Fast food restaurant  
Funeral home  
Furniture-refinishing establishment  
Laundry and dry-cleaning establishment  
Miscellaneous Commercial-Residences  
Motor vehicle sales  
Nursing home  
Parking lot as principal use  
Private school, limited to elementary and secondary education  
Residential use: multi-family, senior citizen housing  
Principal permitted uses when located within 50 feet of a residence on one side lot line or in new structures with a footprint greater than 5,000 square feet  
Self-service Storage Facility  
Single-family and two-family residential, subject to compliance with the special conditions found in §177-29

**(5) Design Guidelines**

All uses in the SB District should comply with applicable design guidelines. Until such time as specific design guidelines are adopted by the Town of Shawangunk, the New York Planning Federation's "Community Design Guidelines" may be used as an example of acceptable design guidelines.

**(6) Protection of Residences**

New non-residential uses may be established only when single family detached or two family residences are located on no more than one side lot line but not both side lot lines.

**(7) Expansion of Existing Residences**

Existing single-family detached and two-family residences may be expanded, provided that such expansion complies with applicable lot, yard, and height requirements.

**J. Hamlet of Wallkill Gateway (HWG)**

(1) **Purpose.** The purpose of the Hamlet of Wallkill Gateway (HWG) district is to provide an attractive gateway location for a variety of retail, service, and other small businesses, where such businesses can reinforce each other and provide places for residents, shopkeepers, and visitors to congregate and do business.

(2) **Permitted principal uses** shall be those uses located in existing structures or new structures, with no more than a 5,000 square foot footprint, as follows:

Apartment(s) above ground-floor business  
Child Day Care Center

Family day care center  
House of worship  
Office

Retail sales which shall include the following:

- Appliance sales and service
- Bank or Credit Union
- Bakeries and food store
- Barbershops and beauty parlors
- Book, card and stationery stores
- Business and professional office
- Candy and tobacco shops
- Dry goods and variety stores
- Electronic equipment rental, sales and service