

**ZONING**  
*140 Attachment 1*

**Density Control Schedule**  
**Town of New Paltz Zoning Law**  
[Amended 4-26-1978 by L.L. No. 1-1978; 1-23-1984 by L.L. No. 2-1984;  
12-30-1987 by L.L. No. 9-1987; 8-16-2001 by L.L. No. 4-2001;  
12-19-2002 by L.L. No 8-2002; 8-19-2010 by L.L. No. 6-2010; 10-3-2019 by L.L. No. 7-2019]

District	Minimum Lot Area	Lot Width (feet)	Required Lot Frontage (feet)	Minimum Yards (feet)			Maximum Lot Coverage (percentage)	Maximum Building Height		Minimum Required Open Space (percentage)	Maximum Impervious Coverage (percentage)
				Front	Side	Rear		Stories	Feet		
A-1.5	1.5 acres <sup>1</sup>	150	150	50	20	50	20	2 1/2	35	65	35
A-3	3.0 acres <sup>1</sup>	200	200	50	20	50	10	2 1/2	35	65	35
R-1	1.01 acres <sup>1,2</sup>	100	100	50	20	50	25	2 1/2	35	65	35
B-2 <sup>3</sup>	7,500 square feet	75	75	Note <sup>4</sup>	Note <sup>5</sup>	25	50	3	40	10	90
L-1	15,000 square feet	100	100	50	25	50	35	3	40	35	65
FW <sup>6</sup>	3.0 acres	200	200	50	25	50	10	2 1/2	35	65	35
FF <sup>6</sup>	3.0 acres	200	200	50	25	50	10	2 1/2	35	65	35
GF <sup>6</sup>	200	200	200	50	25	50	10	2 1/2	35	65	35
MSMU	7,500 square feet	75	75	Note <sup>7</sup>	10 <sup>8</sup>	25 <sup>8</sup>	Note <sup>9</sup>	3 <sup>10</sup>	35	Note <sup>11</sup>	Note <sup>11</sup>
GB	7,500 square feet	75	75	35	20 <sup>8</sup>	25 <sup>8</sup>	Note <sup>12</sup>	2 <sup>13</sup>	30 <sup>13</sup>	35	65
GH	5,000 square feet	50	50	15 <sup>14</sup>	10	25	Note <sup>15</sup>	3	35	30	70

**NOTES:**

- <sup>1</sup> See cluster development regulations, § 121-25 of the Code of the Town of New Paltz.
- <sup>2</sup> One-half acre may be permitted in the R-1 District if municipal water and sewer are provided.
- <sup>3</sup> Multiple dwellings are permitted in the B-2 District, provided that minimum yard dimensions, maximum lot coverage, minimum lot size, etc., shall apply on the same basis as in R-V District. See § 140-20.
- <sup>4</sup> In any B-2 Zone, the minimum setback requirements for front yards shall be 35 feet, except in those portions of the B-2 Zone lying east of the municipal boundary line of the Incorporated Village of New Paltz, wherein the minimum setback requirements for front yards shall be 65 feet.
- <sup>5</sup> None required, but if provided shall be at least 12.5 feet. Townhouses are permitted in R-V and B-2 Districts.
- <sup>6</sup> Floodplain Zone: Refer to § 140-19 and Chapter 82 of the Code of the Town of New Paltz.

<sup>7</sup> On state roads, a minimum 25 feet plus one additional foot for every foot of building height over 25 feet to a maximum setback of 40 feet. On local and

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county roads, a minimum zero to 10 feet to a maximum setback of 20 feet.

<sup>8</sup> Along the NYS Thruway right-of-way, a minimum side yard setback of 50 feet is required, and a minimum rear yard setback of 50 feet is required.

<sup>9</sup> In the MSMU District, maximum building footprint is 7,500 square feet. More than one building is allowed per lot provided other dimensional requirements are met.

<sup>10</sup> In the MSMU District, every principal building must have a minimum of two occupiable stories.

<sup>11</sup> In the MSMU District, maximum impervious coverage is 85% for redevelopment of developed sites and 65% for development of undeveloped sites.

<sup>12</sup> In the GB District, maximum building footprint is 10,000 square feet.

<sup>13</sup> In the GB District, a third story, with building height not to exceed 35 feet, is permitted if the building is designed and built to meet US Green Building Council's LEED requirements at the level "silver" or higher.

<sup>14</sup> In the GH District, maximum front yard setback is 35 feet.

<sup>15</sup> In the GH District, maximum building footprint is 5,000 square feet.

Town of New Paltz, NY  
Monday, February 1, 2021

## Chapter 140. Zoning

### Article II. Use Regulations

#### § 140-8. Permitted uses.

A. In the following schedule:

- (1) "P" designates a use permitted by right.
- (2) "O" designates a use permitted subject to additional standards pursuant to § 140-52 of this chapter by the Planning Board.
- (3) <sup>[1]</sup>"S" designates a special permit use contingent on securing special permit approval in each case from the Planning Board pursuant to the procedural requirements set forth in § 140-55E and Article X.

[Added 6-18-1998 by L.L. No. 2-1998]

[1] *Editor's Note: Former Subsection A(3), regarding "X" as a designation in the schedule found in Subsection B, was repealed 10-3-2019 by L.L. No. 7-2019. This local law also redesignated former Subsection A(4) as Subsection A(3).*

B. No building or premises shall be erected, altered or used except for one or more of the uses designated for any district<sup>[2]</sup> as follows:

[Amended 12-30-1987 by L.L. No. 9-1987; 4-26-1990 by L.L. No. 6-1990; 6-18-1998 by L.L. No. 2-1998; 2-25-1999 by L.L. No. 3-1999; 2-25-1999 by L.L. No. 4-1999; 4-13-2000 by L.L. No. 1-2000; 9-28-2000 by L.L. No. 6-2000; 6-16-2005 by L.L. No. 3-2005; 12-27-2007 by L.L. No. 6-2007; 11-19-2009 by L.L. No. 6-2009; 8-19-2010 by L.L. No. 7-2010; 2-27-2014 by L.L. No. 1-2014; 10-3-2019 by L.L. No. 7-2019]

Use	Districts												
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF	MSMU	GB	GH
Residential Uses													
Detached one-family dwelling	P	P	P	P			O		O	O			P
Fraternity and sorority house													
Mobile home (§ 140-38)	O	O											
Multifamily dwelling				P	O							O	O

Use	Districts												
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF	MSMU	GB	GH
Semidetached one-family dwelling			P										
Dwelling, mixed use											O	O	P
General Uses													
Agriculture, including the keeping of fowl or farm animals	P	P						O	O	O			
Agriculture, not including the keeping of fowl or farm animals	P	P	P	P		P		P	P	P			
Cemetery, in compliance with § 140-39	O	O	O										
Church or other place of worship	O	O	O	O	O	O					O	O	O
Crematory, in compliance with § 140-39	O	O				O							
Cultural facilities (library, art gallery, museum, etc.)	O	O	O	O	O						O	O	O
Day nursery	O	O	O	O	O						O	O	O
Electrical vehicle charging stations equipped with DC Fast Charge EVSE, as defined in § 140-4C					O							O	
Essential services	O	O	O	O		O							
Golf course or country club	O	O	O	O				O	O	O			
Hospital	O	O	O	O									
Institutional or philanthropic use	O	O	O	O	O						O	O	O
Nonprofit club or recreation use	O	O	O	O	O	O		O	O	O	O	O	O

Use	Districts												
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF	MSMU	GB	GH
Nursing or convalescent home or sanatorium	O	O	O	O									
Private, academic or parochial school	O	O	O	O	O						O	O	O
Public utility or transportation use	O	O	O	O	O	O						O	
Retail sale of agricultural produce grown on the same lot from a road stand	O	O	O	O	P	O		O	O	O	P	P	P
Vacation resort, camp, cottage or cabin development	S	S							S	S			
Accessory Uses													
Accessory use customarily incidental to any of the uses mentioned herein and not on the same lot	S	S	S	S	S	S		S	S	S	S	S	S
Accessory use customarily incidental to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P		O	O	O	P	P	P
Electrical vehicle charging stations equipped with DC Fast Charge EVSE, as defined in § 140-4C					P	P					P	P	P

Use	Districts												
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF	MSMU	GB	GH
Electrical vehicle charging stations equipped with EVSE capable of charging an electric vehicles at Level 1 or Level 2, as defined in § 140-4C	P	P	P	P	P	P	P	P	P	P	P	P	P
Home occupation, in compliance with § 140-26	P	P	P	P	P	P		P	P	P	P	P	P
Stables for horses for noncommercial purposes	O	O	O						O	O			
Business Uses													
Adult uses						S							
Airport	S	S											
Automobile storage or repair					O	O						O	O
Bar or nightclub	S	S			O						O	O	O
Bowling alley					O						O	O	O
Car-washing station					O	O						O	
Commercial indoor recreation					O	O					O	O	O
Commercial parking lot in compliance with § 140-33	S	S			O	O						O	O
Dance hall or skating rink	S	S			O						O	O	O
Drive-in movie					S							S	
Equipment rental or sales yard	S	S			O	O						O	
Funeral home					O	O					O	O	O



Use	Districts												
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF	MSMU	GB	GH
Gasoline filling station in compliance with § 140-35					O						O	O	O
General and professional office					O	O					O	O	O
Hotel	S	S			O	O					O	O	O
Laundry or dry-cleaning plant					O	O						O	
Major wireless communications facilities							S						
Minor wireless communications facilities	O	O	O	O	O	O	O		O	O	O	O	O
Mobile home (§ 140-38)	O	O											
Motel					O						O	O	
Newspaper offices and printing shops					O	O					O	O	O
Repair of recreational sports vehicles as ancillary use to automobile storage and repair						S							
Restaurant	S	S			O						O	O	O
Retail business or service not otherwise specifically mentioned herein					O						O	O	O
Riding academy	O	O							O	O			
School conducted for profit					O						O	O	O
Self-service laundry					O						O	O	O
Shopping Center I (pursuant to § 140-26.1)					O <sup>a</sup>						— <sup>b</sup>	— <sup>b</sup>	— <sup>b</sup>

Use	Districts:												
	A-1.5	A-3	R-1	R-V	B-2	I-1	WCF	FW	FF	GF	MSMU	GB	GH
Shopping Center II (pursuant to § 140-26.1)					O <sup>a</sup>						— <sup>b</sup>	— <sup>b</sup>	— <sup>b</sup>
Theater or concert hall					O	O					O	O	O
Veterinarian's office, animal hospital or kennel	S	S			S	S					S	S	S
Wholesale business or service not otherwise specifically mentioned herein					O	O					O	O	O
Light Industrial Uses													
Extractive operations and soil mining in compliance with § 140-37	S	S				S			S	S			
Manufacture, fabrication, extraction, assembly, warehousing and other handling of material in compliance with §§ 140-18 and 140-28 and excluding the prohibited uses listed below						O							
Research laboratory						O							

Note: Uses for the RD District are set forth in § 140-22.55 of the Zoning Law.

<sup>a</sup> Shopping centers approved prior to March 18, 1999, are permitted in accordance with § 140-26.1

<sup>b</sup> Shopping centers are permitted only in accordance with District regulations.

[2] *Editor's Note: For provisions regarding the MHN District, see § 140-21 of this chapter.*