

[Amended 11-17-2005 by L.L. No. 1-2005; 11-19-2009 by L.L. No. 11-2009]

The following symbols in the Use Schedule have the indicated meanings within the district under which it is listed.

- ◆ Designates a use permitted by right.
- Designates a use also permitted by right. However, site plan approval is required by the Planning Board in accord with § 123-47.
- ◇ Designates a use permitted only upon the issuance of a special use permit by the Planning Board in accord with § 123-46.
- A Designates a use permitted by right only in the Manufactured Home Overlay District.
- T Designates a use permitted only by special license from the Town Board.

Districts												
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR	Supplementary Regulations
<b>A. Residential</b>												
One-family dwelling	◆	◆	◆	◆	◆	◆	◆					
Two-family dwelling			◇	◇	◆	◇						§ 123-13A
Multifamily: apartments	◇			◇								§ 123-13B and R
Multifamily: townhouses*	◇	◇		◇	◇	◇						§ 123-13B and S
Accessory apartments*	◆	◆	◆	◆	◆	◆	◆					§ 123-11G
Manufactured home*				A								§ 123-14B(2)
Manufactured home court*				AT								§ 123-14C
Mixed use occupancy of same lot or structure	◇	◇	◇	◇	◇	◇	◇					§ 123-21F
Private household services (88)	◆	◆	◆	◆	◆	◆	◆					
Senior citizen housing	◇		◇	◇			◇					§ 123-13V
<b>B. Agriculture, extractive and building trades</b>												
Agriculture crops (01)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	§ 123-11C

Agriculture, livestock (02): Livestock (021) and dairy (024) farms	◆	◆	◆				◆	◆	◆									§ 123-11C
Poultry farms (025)			◇															
Animal specialties (027): Commercial kennels (breeding)	◇	◇	◇															§ 123-13C
Other animal specialties	◇	◇	◇															
Agricultural services (07): Soil preparation (071, crop (072) and farm labor and management (076) services			◇		■	■	■	■	■									
Veterinary (074) and animal (075) services: Animal hospitals (0742)			◇		◇	◇	◇	◇										
Animal shelters, commercial kennels (boarding) (0752)	◇	◇	◇				◇											§ 123-13C
Animal grooming, training					■	■	■											
All other animal services	◇	◇	◇															
Landscape and horticulture services (078): Landscape planning (0781)						■	■											
Lawn and garden (0782) and ornamental shrub and tree services (0783)							■	■										
Forestry (08): Timber tracts (081) Forest nurseries (082)	◆	◆	◆															



Town of Esopus, N.Y.

Schedule of Permitted Uses (Cont'd)

Districts												
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR	Supplementary Regulations
Fish hatcheries and preserves (092) and commercial hunting, trapping and game propagation (097)	◇	◇	◇							■	■	
Nonmetallic, nonfuel mining (14): Under 1,000 tons of material per year			◇						◇			§ 123-13U
1,000 tons or more per year									◇			§ 123-13U
Building trades and contractors (15, 16, 17): General and business offices						■	■	■	■			
Workshops and equipment storage yards							■	■	■			
C. Manufacturing Manufacturing of food and kindred products (20): Meat products (201): Accessory to agricultural live-stock use N/I poultry processing	◇	◇	◇					◇	◇			
Poultry processing (215)			◇									
Separate from agriculture live-stock use									◇			
Beverages (208): Wineries, accessory to vineyard (2084)	◇	◇	◇				■	■				



Town of Esopus, N.Y.

Schedule of Permitted Uses (Cont'd)

Districts													Supplementary Regulations	
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR			
Transportation equipment (37): Ship and boat building yards													◇	§ 123-13T
All other transportation equipment									■					
Measuring, analyzing and controlling instruments; photographic, medical and optical goods, watches and clocks (38), and miscellaneous manufacturing industries (39)								■	■					
D. Transportation and utilities Railroad transportation (40)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆			
Local and suburban transit and interurban highway passenger transportation (41): Taxi, bus and limousine terminals and depots					■	■	■	■	■					
Vehicle garages							■	■	■					
Motor freight transportation and warehousing (42)							■	■	■					
United States Postal Service (43): Local delivery stations	◆	◆	◆	◆	◆	◆	◆	◆	◆					
Other postal activities							■	■						
Water transportation (44): Water transportation of passengers (448)											■	■		
Marinas and boat repair (4493)	◇										◇	◇	§ 123-13T	
All other water transportation										■				

Pipelines, except natural gas (46)												
Transportation services (47):												
Arrangement of passenger transportation (472)					■	■	■	■				
Other transportation services							■	■				
Communications (48):												
Commercial communications towers*			◇				◇	◇	◇			
Telephone offices, radio and television broadcasting studios, cable television offices and studios						■	■	■	■			
Electric, gas and sanitary services (49), except (4922 only)	◇	◇	◇	◇	◇	◇	◇	◇	◇	◇	◇	

Town of Esopus, N.Y.

Schedule of Permitted Uses (Cont'd)

Districts												
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR	Supplementary Regulations
E. Wholesale and retail trade  Wholesale trade, durable (50) and nondurable (51) goods:  Used motor vehicle parts (5015) and scrap and waste materials (5093)										T		§ 123-15B
All other wholesale trade							■	■				
Building materials, hardware, garden supply and mobile home dealers (52):  Lumber and other building materials (521), retail nurseries, lawn and garden supply stores (526) and mobile home dealers (527)							■	■				
Paint, glass and wallpaper stores (523) and hardware stores (524)					◇	■	■	■				
General merchandise stores (53)					◇	■	■	■				
Food stores (54):  Convenience stores*					■	■	■	■				
All other food stores						■	■					
Automotive dealers and gasoline service stations (55):  Auto and home supply (553)						■	■	■				
Board dealers (555)							■	■		■		

Retail sale of fuel (554)					◇	◇	◇	◇	◇	◇		§ 123-13H
All other automotive retail use							■	■				
Apparel and accessory (56) and home furnishing and equipment stores (57)						■	■					
Eating and drinking places (581)	◇		◇		◇	■	■	◇		◇		
Drinking places (582)					◇	■	■	◇		◇		
Miscellaneous retail (59): Used merchandise, including antiques (593), bookstores (5942) and gift shops (5947)						■	■	■				
Fuel dealers (598)							■	■				§ 123-13G
All other miscellaneous retail					◇	■	■					
F. Financial, Insurance and Real Estate Services Depository institutions (60), non-depository credit institutions (61), security and commodity brokers, dealers, exchanges and services (62), insurance carriers (63) and insurance agents (64)							■	■	■			
Real estate (65): Cemeteries (6553)	◇	◇	◇	◇	◇	◇	◇	◇	◇			§ 123-13I
All other real estate services					■	■	■	■				
Holding and other investment offices (67)						■	■	■				

Town of Esopus, N.Y.

Schedule of Permitted Uses (Cont'd)

Districts													Supplementary Regulations
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR		
G. Professional, Personal and Business Services and Public Administration  Lodging places (70):  Hotels and motels (7011)	◇		◇			◇	◇						§ 123-13K and R
Resort hotels, summer cottage colonies (7011), and children's camps (7032)	◇	◇	◇				◇						§§ 123-13K, L, M and R
Bed and breakfast inns (7011)	◇	◇	◇		◇	◇	◇			◇			§ 123-13K
Personal services (72):  Laundry, cleaning and garment services (721):  Coin-operated laundries and dry-cleaning (7215)						■	■	■					
Alteration and garment repair					■	■	■						
All other laundry, cleaning and garment services							■	■					
Photographic studios (722), beauty shops (723), barbershops (724), shoe repair and shoeshining (725), funeral service (726) and miscellaneous personal services (729)					■	■	■	■					





**Town of Esopus, N.Y.**

**Schedule of Permitted Uses (Cont'd)**

Districts												
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR	Supplementary Regulations
Boating clubs and docks										◇	◇	
Country clubs	◇	◇	◇				■			◇		
Clubhouses and meeting halls	◇	◇	◇		■	■	■					
Amusement park (7996), carnival and circus (7999) operation			T				T	T				
Amusement and recreation services, not elsewhere classified (7999)						◇	◇			◇	◇	
Health services (80): Medical offices (801, 802, 803 and 804)					◇	■	■					
Nursing and personal care facilities (805), hospitals (806), miscellaneous health and allied services (809)	◇		◇		◇	◇	◇					§ 123-130
Medical and dental laboratories (807)							■	■				
Legal services (81)					■	■	■					
Educational services (82)	◇	◇	◇	◇	◇	◇	◇					§ 123-130
Social services services (83): Individual and family social services (832), child day-care services (835)			◇	◇	◇	◇	◇					§ 123-130



**Town of Esopus, N.Y.**

**Schedule of Permitted Uses (Cont'd)**

Districts												
Use	RF-1	RF-2	R-40	R-12	NC	BC	GC	LI	HI	W	WR	Supplementary Regulations
H. Miscellaneous												
Home occupations	◆	◆	◆	◆	◆	◆	◆					§ 123-11B
Riding stables	◆	◆	◆				◇					§ 123-11C
Accessory apartments conversion of existing residential buildings	◇	◇	◇	◇	◇	◇	◇					§ 123-13D
Craft manufacturing					■	■	■					§ 123-11D
Roadside farm stands	◆		◆		◆	◆	◆					§ 123-11E
Office accessory to any manufacturing, wholesale or retail trade or service use, conducted on a separate lot from the principal use					■	■	■	■	■			
Equipment and material storage yards and storage buildings accessory to any contracting, building trade, manufacturing, wholesale or retail trade or service use, conducted on a separate lot from the principal use							■	■	■			