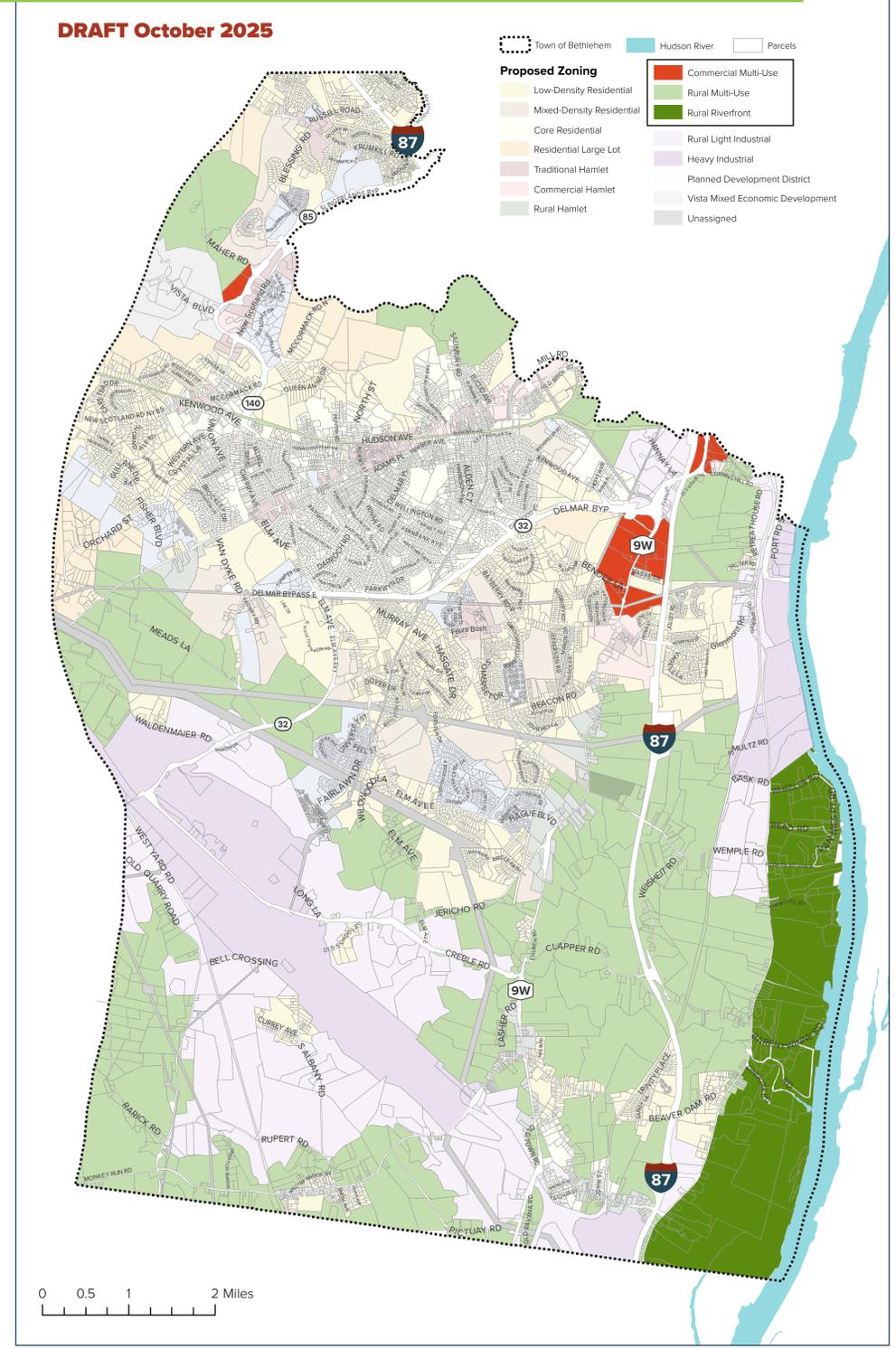




Multi-Use Districts



ZONING MAP focused on multi-use districts



COMMERCIAL MULTI-USE (CMU)

- Route 9W
- Increase economic opportunity within regional commercial areas
- Supports a wide mix of uses in a more compact and sustainable development pattern that maximizes the use of land..
- Promotes attractive, multi-modal streetscapes and mixed use destination centers.

RURAL MULTI-USE (RMU)

- Southern portion of Town
- Intended to facilitate a variety of uses, including low density residential, agriculture, forestry, mining, small-scale commercial, and light industrial activity.
- Incorporates traditional farmstead design aesthetics where appropriate.
- Characterized by historically resource-based economic activities and limited infrastructure availability.

RURAL RIVERFRONT (RR)

- River Road
- Located along areas overlooking the banks of the Hudson River.
- Intended to limit the density of residential development.
- Encourages tourism and recreational-based nonresidential development.

Design & Development Standards Apply

SITE PLAN REVIEW

- Required as shown in the use table, see also Article 42
- Required for expansion or modification of uses and structures
- Required for all uses requiring a Special Use Permit, including accessory uses

BUILDING & SITE DESIGN

- For nonresidential and mixed use development, see the [Building & Site Design Board](#)
- For mixed residential and infill development, see the [Residential Design Board](#)

OTHER DESIGN ELEMENTS

- Circulation, parking, and multi-modal access requirements
- Landscaping and screening requirements
- See the [Parking & Landscaping Board](#) for more info!

Permitted / Specially Permitted Uses

For full list of permitted uses, see §128-22.5.

	CMU	RMU	RR	ADDITIONAL REGULATIONS	SITE PLAN REVIEW
Residential Primary Uses					
Single Family Dwelling	-	P	P		EXEMPT
Two Family Dwelling	-	P	P		PB
Multi-Family Dwelling, 3-4 units	-	P	P		PB
Multi-Family Dwelling, 5+ units	P	-	-		PB
Upper Floor Dwelling Units	P	P	P		PB
Live/Work Units	P	P	-	§ 128-25.16	PB
Bed & Breakfast or Short Term Rental	P	P	P	§ 128-25.8/23	PB
Nonresidential Primary Uses					
Mix of Uses in a Single Structure or Lot	P	P	P		PB
Agricultural Use	P	P	P	§ 128-25.6	EXEMPT
Office	P	P	P		PB
Retail or Service Business	P	P	P		PB
Eating / Drinking Establishment	P	P	P	§ 128-25.9	PB
Farm Equipment, Storage, Sales/Service	SUP	P	-		PB
Motor Vehicle Sales, Service, or Repair	SUP	P	-		PB
Trucking Business, Fuel Delivery	-	P	-		PB
Contractor's Yard	-	P	-		
Municipal / Educational Use	P	P	P		PB
Self-Storage Facility	P	-	-		PB
Fabrication Shop	-	P	-	§ 128-25.18	PB
Accessory Uses					
Accessory Dwelling Unit	P	P	P	§ 128-25.3	ADMIN
Accessory Use/Structure, Nonresidential	P	P	P	§ 128-25.4	ADMIN
Accessory Use/Structure, Residential	P	P	P	§ 128-25.4	EXEMPT
Drive-Through Facility	SUP	SUP	-	§ 128-25.12	ADMIN

P: Permitted by Right
SUP: Subject to a Special Use Permit
-: Not Allowed
PB: Site Plan Review by Planning Board
ADMIN: Site Plan Review by Town Staff
EXEMPT: No Site Plan Review Required