

Gardiner Aquifer Overlay Use Table

TOWN DISTRICTS:

RA	Rural Agricultural
CCA	Community Core Aquifer
HM	Hamlet Mixed Use
HR	Hamlet Residential
CLI	Commercial Light Industry
HC	Highway Commercial
SP	Shawangunk Ridge Protection

DESIGNATION SYMBOLS:

P	use permitted by right, requires permit, but no review
PS	use permitted by right, requires site plan review by Planning Board
S	use permitted by special permit issued by Planning Board
ST	use permitted by special permit issued by Town Board
—	prohibited use
*	see specific zones within the CCA

USE CATEGORY	RA	CCA	HM	HR	CLI	HC	SP— 1	Section reference
GENERAL USE								
underground fuel tank(s) of less than 1,100 combined	—	—	—	—	—	—	—	220-15(E)1.a
consumption of water exceeds recharge rate (single family home/less than 500 gallons daily exemption)	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	220-15(E)3.h 220-15(E)5.h
Land application of septage, sludge, or human excreta ¹	—	—	—	—	—	—	—	220-15(E)1.b
RESIDENTIAL USES								
Single family dwelling	P	P	P	P	—	P	P	
Two-family dwelling	PS or S	P	P	P	—	PS or S	PS or S	220-12A
Multifamily dwelling (conversion)	S	*	PS	S	—	PS	—	220-12B
Multifamily dwelling (new)	PS ¹	*	PS	S	—	S	—	220-12B
Accessory Apartment	P	P	P	P	PS	PS	P	220-12C
Mobile Home Parks	See Town Code Chapter 154 and 220—44 of this chapter							
Upper-floor apartment in mixed-use building	PS	PS	PS	PS	PS	PS	—	

¹ Only permitted in an open space development (see § 220-20)

Residential care facility	S	S	S	S	—	—	—	220-52
BUSINESS USES ²								
Adult use	—	*	—	—	ST	—	—	220-48
Agricultural	P	P	P	P	P	P	P	220-37; 220-49
Bed-and-Breakfast	PS	PS	PS	PS	—	PS	S	
Camp	S	—	—	—	—	—	S	220-45
Dry cleaning (onsite)	—	—	—	—	S ¹	—	—	220-15(E)2.e
Funeral parlors	—	*	S ¹	—	S ¹	S ¹	—	220-15(E)3.k; 220-15(E)5.i
Furniture stripping or painting business	—	S ¹	S ¹	—	P	S ¹	—	220-15(E)3.c
Hazardous waste disposal	—	—	—	—	S ¹	—	—	220-15(E)2.b
Large quantity generators of hazardous waste	—	—	—	—	S ¹	—	—	220-15(E)2.c; 220-15(E)5.e
Small quantity generators of hazardous waste	S ¹	*	S ¹	—	S ¹	S ¹	—	220-15(E)3.e; 220-15(E)5.d
Home occupation	P ³	P ⁴	P ⁴	P ⁴	—	P ⁴	P ⁴	220-41
Junkyards	—	—	—	—	—	—	—	220-15(E)1.c
Kennels	S	—	—	—	S	S	—	220-49B
Light Industry	—	*	S	—	PS	S	—	220-50
Lodging facility	S	*	PS	—	—	PS	—	
Storage or disposal of manure, fertilizers, pesticides/herbicides of 500+ lbs.	S ¹	*	S ¹	—	S ¹	S ¹	—	220-15(E)3.i; 220-15(E)5.j
Motor vehicle gas station	—	—	—	—	—	S ¹	—	220-10K; 220-15(E)2.d; 220-15(E)5.a
Motor vehicle repair shop	—	*	—	—	PS ¹	S ¹	—	220-15(E)3.b
Major oil/fuel storage facility	—	—	—	—	S ¹	—	—	220-15(E)5.b
Office	S ⁴	—	PS	—	PS	PS	—	
Photo lab	—	*	S ¹	—	S ¹	S ¹	—	220-15(E)3.a
Printers and the use of printing presses	—	*	S ¹	—	S ¹	S ¹	—	220-15(E)3.d
Public utility facility	S	—	S	S	S	S	S	
Recreational Business, Indoor	S	*	S	—	—	PS	—	220-10K

² Subject to limitations on building footprint in the Dimensional Table.

³ Requires a special permit if more than two nonresident employees or 30% of dwelling unit floor space.

⁴ Only in connection with agricultural use, or as provided in § 220-10I

Recreational business, outdoor	S	*	—	—	—	S	S	220-10K
Restaurant	S ⁵	*	PS	—	—	PS	—	
Retail Business, not listed elsewhere	S ⁵	*	PS	—	S ⁵	PS	—	
Salt storage facility	—	*	ST ¹	—	ST ¹	ST ¹	—	220-15(E)3.g; 220-15(E)5.c
Service business (not listed elsewhere)	S ⁵	*	PS	—	S	PS	—	
Slaughterhouse	—	*	—	—	S ¹	S ¹	—	220-15(E)3.m; 220-15(E)5.k
Soil mining	ST ⁶	—	—	—	ST ⁶	—	—	220-17
Solid waste management facility	—	—	—	—	S	—	—	220-50; 220-15(E)2.a
Solid waste management facility, non-burial (6 NYCRR part 360, footnote 12)	—	*	—	—	S ¹	S ¹	—	220-15(E)3.f
Veterinary hospital	S	*	S ¹	—	—	S ¹	—	220-15(E)5.h
Warehouse/wholesale business	—	*	S	—	PS	PS	—	
Wireless telecommunications facility	ST	*	ST	—	ST	—	—	220-46
Riding academy	PS	*	—	—	—	—	PS	
Timber harvesting ⁷	P	—	—	—	—	—	P	220-16 (for SP); 220-32
COMMUNITY USES								
Cemetery	S ¹	*	S ¹	—	S ¹	S ¹	—	220-15(E)3.i; 220-15(E)5.g
Educational/Charitable	S	S	S	S	—	S	S	
Health care facility	—	*	PS	—	—	PS	—	
Membership club	S	*	S	—	—	S	S	
Municipal	P	P	P	P	P	P	P	
Nature Preserve	PS ⁸							

⁵ Retail use shall not exceed 20% of floor area and shall include only sale of items produced on the premises and customary accessories to such items.

⁶ Only within the Soil Mining Floating District.

⁷ Timber harvesting in the RA and SP—1 Districts requires a timber harvesting permit from the Building Inspector pursuant to § 220-32. Timber harvesting in the SP-2 and SP-3 Districts requires both a timber harvesting permit and a special permit as required by § 220-16

⁸ Site plan review required only if there will be a parking lot or any structure requiring a building permit.