

**Town of Red Hook Zoning Chapter
District Schedule of Use Regulations**

Symbol:**P** = Permitted use in specified district**SP** = Special use permit required for use in specified district**X** = Prohibited use in specified district***** = Site plan required

Structure/Land Use	Zoning District											Special Permit Reference
	Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											
	WC	LD	RD5	RD3	R1.5	R1	H	I	B1	B2	LI	
RESIDENTIAL PRINCIPAL USES												
Single-family dwelling (existing)	P	P	P	P	P	P	P	P	P	P	P	
Single-family dwelling (new construction or adaptive reuse)	SP*	P	P	P	P	P	P	P	X	X	X	§ 143-53
Two-family dwelling (new construction)	X	X	X	X	X	SP	SP	P	X	X	X	§ 143-54
Two-family dwelling (conversion)	X	SP	SP	SP	X	X	SP	SP	X	X	X	§ 143-55
Multifamily dwelling (new construction)	X	X	X	X	SP*	SP*	X	X	SP*	X	X	§§ 143-56 and 143-57
Multifamily dwelling (conversion or adaptive reuse)	X	SP*	SP*	SP*	SP*	SP*	X	SP*	SP*	X	X	§§ 143-58 and 143-59
Row or attached dwelling	X	X	X	X	X	SP*	SP*	X	X	X	X	
Mobile home on individual lot	X	X	X	X	X	X	X	X	X	X	X	
Mobile home park	X	X	X	X	X	SP*	X	X	SP*	X	X	§ 143-60
Boarding- or rooming house	X	X	X	X	X	X	SP	SP	SP	X	X	§ 143-61
Community residence	X	P	P	P	P	P	P	P	X	X	X	
Elderly or senior citizen housing complex	X	SP*	X	X	SP*	SP*	X	SP*	SP*	X	x	§ 143-62
Enriched housing for the elderly	X	SP	SP	SP	SP	SP	SP	SP	X	X	X	§ 143-63
RESIDENTIAL ACCESSORY USES												
Accessory apartment within single-family dwelling structure (new construction or conversion)	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	§§ 143-64 and 143-65
Accessory apartment within separate structure (adaptive reuse and new independent structure)	X	SP	SP	SP	X	X	X	SP	X	X	X	§§ 143-66 and 143-66.1
Agriculture	P	P	P	P	P	P	P	P	P	P	P	
Bed-and-breakfast establishment	X	SP	SP	SP	X	X	SP	SP	SP	X	X	§ 143-67
Cottage on residential premises	X	SP	SP	SP	SP	SP	SP	X	X	X	X	§ 143-68
Home occupation Class 1, occurring within dwelling unit	X	P	P	P	P	P	P	P	P	P	X	
Home occupation Class 2, occurring within customary accessory building on residential premises	X	SP	SP	SP	X	X	SP	X	P	P	X	§ 143-69
Private airstrip or heliport	X	SP*	SP*	SP*	X	X	X	SP*	X	X	X	§ 143-70
Roadside stand	P	P	P	P	P	P	P	P	P	P	P	

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Customary accessory use or structure incidental to the permitted or special permit use and located on the same lot, as defined in § 143-4 of this chapter	X	P	P	P	P	P	P	P	P	P	P	X	
NONRESIDENTIAL PRINCIPAL USES (in addition to permissible home occupations and farm industries)													
Agricultural, Conservation and Open Space Uses													
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	
Conservation use; nature and wildlife preserves, including environmental field station	P	P	P	P	P	P	P	P	P	P	P	P	
Farm	P	P	P	P	P	P	P	P	P	P	P	P	
Golf course and country club	X	P*	P*	P*	P*	X	X	X	X	X	X	X	
Hunting and/or fishing club	SP*	SP*	SP*	SP*	X	X	X	X	X	X	X	X	§ 143-71
Other forestry management uses	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor recreation facility, including uses such as skiing, skating, picnicking, and outdoor camping	SP*	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	SP*	§ 143-72
Public park and/or trail system	SP*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Timber harvesting	SP	SP	P	P	P	P	P	P	P	P	P	P	§ 143-73
Timber operation	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services and Facilities; Institutional Uses													
Alternate-care facility	X	X	X	X	X	X	X	SP*	X	X	X	X	§ 143-74
Congregate-care facility	X	SP*	X	X	SP*	SP*	X	SP*	X	X	X	X	§ 143-75
Cemetery, including mausoleum	X	X	SP*	SP*	X	X	SP*	SP*	X	X	X	X	§ 143-76
Child day-care center	X	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	X	X	X	§ 143-77
Church or other place of religious worship, including meeting hall, parish house and similar facilities	X	X	SP*	SP*	SP*	SP*	SP*	SP*	P*	X	X	X	§ 143-78
Cultural facility (e.g., library, art gallery or museum)	X	SP*	X	X	X	X	SP*	SP*	P*	X	X	X	§ 143-79
Day camp	X	SP*	SP*	SP*	X	X	X	SP*	X	X	X	X	§ 143-80
Educational campus	X	X	X	X	X	X	X	SP*	X	X	X	X	§ 143-81
Educational institution, including school for elementary, secondary education or higher education	X	X	X	SP*	X	X	X	SP*	X	X	X	X	§ 143-82
Family day-care or group family day-care facility	X	P*	P*	P*	P*	P*	P*	P*	X	X	X	X	
Fire station	X	X	X	P*	X	X	P*	X	P*	P*	X	X	
Government office and/or meeting hall	X	X	X	X	X	X	P*	X	P*	P*	X	X	
Hospital	X	X	SP*	SP*	X	X	X	SP*	X	X	X	X	§ 143-83
Membership club	X	X	X	X	X	X	X	P*	P*	P*	X	X	
Nursery school or day nursery	X	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	X	X	See § 143-77.

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Nursing home	X	X	X	X	X	SP*	X	SP*	X	X	X	§ 143-84
Post office	X	X	X	X	X	X	P*	P*	P*	X	X	
Public transportation terminal	X	X	X	X	X	X	SP*	SP*	SP*	SP*	X	§ 143-85
Business and Service Uses (in addition to permissible home occupations, farm industries and generally accepted agricultural and farm management practices)												
Airport facility	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-86
Bakery	X	X	X	X	X	X	X	X	P*	X	X	
Bank	X	X	X	X	X	X	X	X	P*	X	X	
Bar, tavern or nightclub	X	X	X	X	X	X	X	X	P*	X	X	
Building material supply and sales; lumberyard	X	X	X	X	X	X	X	X	X	P*	X	
Business and/or professional office or establishment; office building	X	X	X	X	X	X	X	X	P*	P*	X	
Commercial boarding and/or breeding kennel; animal hospital (unenclosed)	X	X	SP*	SP*	X	X	X	X	X	SP*	X	§ 143-87
Commercial nursery	X	X	X	X	X	X	X	X	P*	P*	X	
Commercial amusement and recreation facility, including health club	X	X	X	X	X	X	X	X	P*	P*	X	
Conference center, including accessory dining and lodging facilities	X	SP*	X	X	X	X	X	SP*	X	X	SP*	§ 143-88
Convenience store	X	X	X	X	X	X	X	X	SP*	SP*	X	§ 143-89
Farmers' market	X	X	X	X	X	X	X	X	SP*	SP*	SP*	§ 143-90
Food or grocery store	X	X	X	X	X	X	X	X	P*	X	X	
Funeral home	X	X	X	X	X	X	X	X	P*	X	X	
Gasoline station; automobile service facility	X	X	X	X	X	X	X	X	SP*	SP*	X	§ 143-91
Home furnishing and/or appliance store	X	X	X	X	X	X	X	X	P*	X	X	
Hotel or motel establishment	X	X	X	SP*	X	X	X	X	SP*	X	X	§ 143-92
Inn	X	X	X	SP*	X	X	X	SP*	SP*	X	X	§ 143-93
Medical or dental clinic	X	X	X	X	X	X	X	X	P*	P*	X	
Office park	X	X	X	X	X	X	X	X	SP*	SP*	SP*	§ 143-94
Personal service use or establishment	X	X	X	X	X	X	X	X	P*	X	X	
Recreational vehicle park	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-95
Restaurant	X	X	X	SP*	X	X	X	X	P*	X	X	§ 143-96
Restaurant, fast-food or drive-in	X	X	X	X	X	X	X	X	SP*	X	X	§ 143-97
Retail business; store or specialty shop	X	X	X	X	X	X	X	X	P*	X	X	

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Riding academy; boarding stable	X	X	SP*	SP*	X	X	X	X	X	X	X	§ 143-98
School conducted for profit, including vocational training and specialized nonacademic instruction	X	X	X	X	X	X	X	X	P*	P*	P*	
Self-service laundry or laundromat	X	X	X	X	X	X	X	X	P*	P*	X	
Service business shop or office	X	X	X	X	X	X	X	X	P*	P*	X	
Shopping center	X	X	X	X	X	X	X	X	SP*	X	X	§ 143-99
Theater, movie (indoor)	X	X	X	X	X	X	X	X	P*	X	X	
Theater for performing arts	X	X	X	X	X	X	X	SP*	X	X	X	§ 143-100
Veterinarian's office; animal hospital (fully enclosed)	X	X	P*	P*	X	X	X	X	X	P*	X	
Commercial and Light Industrial Uses (in addition to permissible home occupations, farm industries and generally accepted agricultural and farm management practices)												
Automobile body shop	X	X	X	X	X	X	X	X	X	P*	X	
Automobile rental and/or sales establishment	X	X	X	X	X	X	X	X	P*	P*	X	
Bulk fuel storage and distribution	X	X	X	X	X	X	X	X	X	X	SP*	§ 143-101
Car wash	X	X	X	X	X	X	X	X	P*	P*	X	
Cold storage facilities	X	X	X	X	X	X	X	X	X	P*	P*	
Collecting the waters of a natural, free-flowing spring and operating an associated bottling works	X	X	X	SP*	X	X	X	X	X	X	SP*	§ 143-102
Commercial communications receiving and/or transmitting facility	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-103
Contractor's yard or establishment	X	X	X	X	X	X	X	X	X	P*	X	
Dry-cleaning plant	X	X	X	X	X	X	X	X	X	P*	X	
Equipment rental and/or sales, small household-related	X	X	X	X	X	X	X	X	P*	P*	X	
Equipment rental and/or sales, heavy	X	X	X	X	X	X	X	X	X	P*	X	
Extractive operations, including soil mining	X	X	X	SP	X	X	X	X	X	X	X	§ 143-104
Junkyard; motor vehicle junkyard	X	X	X	X	X	X	X	X	X	X	X	
Landfill, construction and/or demolition	X	X	X	X	X	X	X	X	X	X	X	
Landfill, sanitary	X	X	X	X	X	X	X	X	X	X	X	
Light industrial park	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-105
Light manufacturing or processing and associated office, warehousing and storage facility	X	X	X	X	X	X	X	X	X	P*	P*	

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Public or franchise utility station	X	X	X	P*	X	X	X	P*	P*	P*	P*	
Public or franchise utility garage and/or storage yard, including recycling center and/or transfer station	X	X	X	X	X	X	X	X	X	P*	X	
Repair and/or machine shop	X	X	X	X	X	X	X	X	X	P*	P*	
Research laboratory and related facilities	X	X	X	X	X	X	X	X	X	P*	P*	
Sawmill and related facilities	X	X	X	SP*	X	X	X	X	X	X	P*	§ 143-106
Warehousing independent of production facilities	X	X	X	X	X	X	X	X	X	P*	X	
Wholesale business or sales	X	X	X	X	X	X	X	X	X	P*	X	
Waterfront Uses												
Marinas, boat clubs, docks and boat ramps	SP*	SP*	X	X	X	X	SP*	SP*	X	X	X	§ 143-107
NONRESIDENTIAL ACCESSORY USES												
Single-family dwelling unit related to a principal institutional or business use and located on the same premises	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	§ 143-108
Composting facility accessory to farm	X	P	P	P	P	P	P	P	P	P	P	
Farm industry	X	P	P	P	P	P	X	P	P	P	X	
Farm market 1	X	P*	P*	P*	P*	P*	X	X	P*	P*	X	
Farm market 2	X	SP*	SP*	SP*	SP*	X	X	X	SP*	SP*	X	§ 143-109
Housing for farm principals and employees 1	X	P	P	P	P	X	X	P	X	X	X	
Housing for farm principals and employees 2	X	SP	SP	SP	SP	X	X	SP	X	X	X	§ 143-110
Private airstrip or heliport	X	SP*	SP*	SP*	X	X	X	SP*	X	X	SP*	See § 143-70.
Customary accessory use or structure incidental to the permitted or special permit use and located on the same lot, as defined in § 143-4 of this chapter	X	P	P	P	P	P	P	P	P	P	P	
TEMPORARY USES												
Carnival, fair, circus, flea market or similar event (off-premises)	X	X	X	X	X	X	X	P	P	X	X	
Carnival, fair, circus, flea market or similar event (on-premises)	X	P	P	P	P	P	P	P	P	P	X	
Private garage or yard sale	X	P	P	P	P	P	P	P	P	P	X	
Temporary building for construction or development purposes	X	P	P	P	P	P	P	P	P	P	P	