

**TOWN OF PAWLING**  
**COMPREHENSIVE PLAN UPDATE (CPU)**

**APPENDIX B**

**Current Zoning Tables**

# ZONING

## 215 Attachment 1

Town of Pawling

### Schedule of Permitted Uses

District	Principal Uses	Special Uses	Accessory Uses
<b>R-1 through R-4 and CD</b>	<p>Animal husbandry</p> <p>Dwelling, 1-family</p> <p>Dwelling, 2-family, subject to the provisions of § 215-23</p> <p>Farm, farm use and customary farm occupations</p> <p>Forest nurseries, tree seed gathering and extracting, gathering of gums and barks</p> <p>Forestry services</p> <p>Parks, public and private, excluding commercial facilities</p> <p>Stable, private</p> <p>Timber tract</p> <p>Wildlife preserve, private</p>	<p>Airfield</p> <p>Bus passenger shelter</p> <p>Camp</p> <p>Carnival</p> <p>Cemetery</p> <p>Church or other place of worship</p> <p>Circus</p> <p>Clubs, private, community, fraternal, recreation, rod and gun</p> <p>Educational institutions of higher learning on a site not less than 100 acres</p> <p>Farm, cage-type poultry, on a site not less than 50 acres</p> <p>Farm, fur, on a site not less than 100 acres</p> <p>Funeral home</p> <p>Golf course</p> <p>Hospital, clinic</p> <p>Hospital, animal or veterinary clinic on a site not less than 10 acres</p> <p>Kernel on a site not less than 10 acres</p> <p>Libraries, public and semipublic</p> <p>Museums, public and semipublic</p> <p>Nursery school</p> <p>Nursing home</p> <p>Pet cemetery</p> <p>Public and private water supply system and facilities -</p> <p>Public and private sewage disposal facilities</p> <p>Public utility electrical transmission lines</p> <p>Public utility substation</p> <p>Radio or television transmission and receiving facilities with their customary appurtenances</p> <p>Riding academy</p> <p>Roadside stand, not more than 1 per farm</p>	<p>Accessory use as defined herein</p> <p>Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures</p> <p>Yards on the same lot as a dwelling may contain a private garage or open parking area for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle, if meeting setback requirements</p> <p>Yards on the same lot as a dwelling may contain a playhouse, toolhouse, garden house or private swimming pool not operated for gain, if meeting setback requirements</p> <p>Customary home occupation as defined herein</p> <p>Signs, subject to the provisions of § 215-40</p>

# PAWLING CODE

## Schedule of Permitted Uses

District	Principal Uses	Special Uses	Accessory Uses
<b>VRD</b>	<p>Animal husbandry</p> <p>Dwelling, 1-family</p> <p>Dwelling, 2-family, subject to the provisions of § 215-23</p> <p>Farm, farm use and customary farm occupations</p> <p>Forest nurseries, tree seed gathering and extracting, gathering of gums and barks</p> <p>Parks, public and private, excluding commercial facilities</p>	<p>Sanitarium on a site not less than 10 acres</p> <p>Schools, elementary and secondary private</p> <p>Schools, religious</p> <p>Stable, boarding, on a site not less than 5 acres</p> <p>Tourist home and boardinghouse</p> <p>Wildlife preserve, commercial</p>	<p>Accessory use as defined herein</p> <p>Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures</p> <p>Between the yards of dwelling, a private garage or open parking for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle</p> <p>Between the yards of dwelling, playhouse, toolhouse, gardenhouse, private swimming pool not operated for gain</p> <p>Customary home occupation as defined herein</p> <p>Signs, subject to the provisions of § 215-40</p>
<b>District</b>	<b>Principal Uses</b>	<b>Special Uses</b>	<b>Accessory Uses</b>
<b>VRD</b>	<p>Animal husbandry</p> <p>Dwelling, 1-family</p> <p>Dwelling, 2-family, subject to the provisions of § 215-23</p> <p>Farm, farm use and customary farm occupations</p> <p>Forest nurseries, tree seed gathering and extracting, gathering of gums and barks</p> <p>Parks, public and private, excluding commercial facilities</p>	<p>Bus passenger shelter</p> <p>Church or other place of worship</p> <p>Clinic, medical or dental</p> <p>Clubs, private, community, fraternal, recreation</p> <p>Dwelling, multifamily, subject to the provisions of § 215-32</p> <p>Hospital, clinic</p> <p>Libraries, public and semi-public</p> <p>Museums, public and semi-public</p> <p>Nursery school</p> <p>Public and private water supply system and facilities</p> <p>Public utility electrical transmission lines</p> <p>Restaurant, subject to site plan approval, which can be accomplished in such a manner as to preserve the exterior character of structures in existence at the time of this amendment and preserve the neighborhood character [Added 8-14-1984 by L.L. No. 5-1984]</p> <p>Roadside stand, not more than 1 per farm</p> <p>Schools, elementary and secondary, private</p> <p>Schools, religious</p> <p>Tourist home or boardinghouse</p>	<p>Accessory use as defined herein</p> <p>Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures</p> <p>Between the yards of dwelling, a private garage or open parking for operative passenger vehicles of person residing or visiting on the premises and for not more than 1 commercial licensed vehicle</p> <p>Between the yards of dwelling, playhouse, toolhouse, gardenhouse, private swimming pool not operated for gain</p> <p>Customary home occupation as defined herein</p> <p>Signs, subject to the provisions of § 215-40</p>

# ZONING

## Schedule of Permitted Uses

<b>District</b>	<b>Principal Uses</b>	<b>Special Uses</b>	<b>Accessory Uses</b>
<b>HA</b>	<p>Dwelling, 1-family</p> <p>Dwelling, 2-family, subject to the provisions of § 215-23</p> <p>Dwelling units secondary to a business use and not occupying any ground floor area</p> <p>Parks, public and private, excluding commercial facilities</p>	<p>Bus passenger shelter</p> <p>Church or other place of worship</p> <p>Clinic, medical or dental</p> <p>Clubs, private, community, fraternal, recreation</p> <p>Libraries, public and semi-public</p> <p>Subject to site plan approval, the following nonresidential uses: antique store, art gallery, museum, convenience shopping facility, restaurant and smokehouse, which can be accomplished in such a way as to preserve the exterior character of structures in existence at the time of this amendment (10-12-1982) and are consistent with the character of the district. [<b>Amended 10-12-1982</b>]</p> <p>Nursery school</p> <p>Post office [<b>Added 4-30-1985 by L.L. No. 2-1985</b>]</p> <p>Public and private water supply system and facilities</p> <p>Public and private sewage disposal facilities</p> <p>Schools, elementary and secondary, private</p> <p>Schools, religious</p> <p>Tourist home or boardinghouse</p>	<p>Accessory use as defined herein</p> <p>Accessory buildings and structures customarily associated with the permitted uses, buildings and other structures</p> <p>Between the yards of a dwelling, a private garage or open parking for operative passenger vehicles of a person residing or visiting on the premises and for not more than 1 commercial licensed vehicle</p> <p>Between the yards of a dwelling, playhouse, toolhouse, garden house, private swimming pool not operated for gain</p> <p>Customary home occupation as defined herein</p> <p>Signs, subject to the provisions of § 215-40</p>
<b>District</b>	<b>Principal Uses</b>	<b>Special Uses</b>	<b>Accessory Uses</b>
<b>HB<sup>1</sup></b>	<p>Animal husbandry</p> <p>Car wash</p> <p>Automobile body shop</p> <p>Automobile sales and rental</p> <p>Boat, boat trailer and marine accessory sales and rental</p> <p>Building materials sales, including lumberyards</p> <p>Cargo trailer, camping trailer sales and rental</p> <p>Commercial greenhouse and plant nursery, including office and sales yards</p>	<p>Amusement and recreation facilities, indoor and outdoor</p> <p>Dwelling, multifamily, HB only</p> <p>Hospital, clinic</p> <p> kennel, on a site not less than 10 acres</p> <p>Mobile home sales</p> <p>Motor freight terminal</p> <p>Nursing home</p> <p>Quarrying and mining</p> <p>Storage of alcohol, gasoline, crude oil, liquefied petroleum gas or other highly flammable substances subject to the requirements of § 215-41</p>	<p>Accessory buildings and structures customarily associated with and incidental to the permitted uses</p> <p>Off-street parking and loading space for motor vehicles subject to the provisions of § 215-34</p> <p>Signs, subject to the provisions of § 215-40</p>

# PAWLING CODE

## Schedule of Permitted Uses

District	Principal Uses	Special Uses	Accessory Uses
	Construction equipment sales and rental Eating and drinking establishments, excluding drive-in Farm, farm use and customary farm occupations Farm machinery sales and rental Furniture store Home furnishing and equipment store Ice storage and vending (3 tons or less capacity) Motel Motor vehicle service station subject to the provisions of § 215-28 Offices, business, professional, research Personal service establishments Real estate office Restaurant Salesroom or shop of a builder, contractor or artisan Warehouse Wholesale business	Shopping center in accordance with an integrated site and architectural plan to be approved by the Planning Board and which may include uses permitted elsewhere in the district and for: Apparel and accessory store Bakery Bank Bar or tavern Clinic, dental Clinic, medical Credit agencies other than banks Dormitory [Added 5-14-1985 by L.L. No. 3- 1985] Drugstore Financial establishment Food stores Food service establishments General merchandise store Grocery store Hardware store Insurance carriers, agents, brokers and services Laundry, coin-operated, dry cleaner Miscellaneous retail store, including the making of articles to be sold on the premises, provided that any such manufacturing or processing shall be incidental to a retail business and not more than 5 persons shall be employed in such manufacturing or processing Motion-picture theater other than drive-in Professional services Restaurant Veterinary hospital	

# ZONING

## Schedule of Permitted Uses

District	Principal Uses	Special Uses	Accessory Uses
I <sup>2</sup>	<p>Animal husbandry</p> <p>Any industrial or manufacturing use, including the fabrication, converting, processing, altering, assembly or other handling of products, the operation of which uses only electric power not generated on site and which use does not constitute a hazard or nuisance and will meet the criteria of the performance standards in § 215-35</p> <p>Farm, farm use and customary farm occupations</p> <p>Forest nurseries, tree seed gathering and extracting, gathering of gums and barks</p> <p>Forestry services</p> <p>Motor freight terminal</p> <p>Office buildings for business and professional use, including administrative, scientific research and development, educational, statistical, financial and similar activities, and which does not constitute a hazard or nuisance and will meet the criteria of the performance standards in § 215-35</p> <p>Quarrying and mining</p> <p>Riding academy</p> <p>Storage of alcohol, gasoline, crude oil, liquefied petroleum gas or other highly flammable substances subject to the requirements of § 215-41</p> <p>Warehousing, storage buildings</p> <p>Wholesale business<sup>3</sup></p>	<p>Dormitory [Added 5-14-1985 by L.L. No. 3-1985]</p>	<p>Same as HB District</p>

**NOTES:**

<sup>1</sup>All uses permitted in the HB Districts are subject to site plan approval.

<sup>2</sup>All uses permitted in the I District are subject to site plan approval.

<sup>3</sup>The former regulations for the FH District, which immediately followed, were repealed 2-8-2005 by L.L. No. 1-2005.

Planned Development District: See § 215-36.  
 Environmentally Sensitive Area: See § 215-24.

# ZONING

## 215 Attachment 2

### Town of Pawling

#### Schedule of Bulk Regulations<sup>7</sup>

[Amended 7-14-1987 by L.L. No. 3-1987; 9-10-1991 by L.L. No.5-1991; 5-8-2001 by L.L. No. 2-2001; 2-8-2005 by L.L. No. 1-2005]

District	Area (acres)	Frontage (feet)	Maximum Building Coverage (percent)	Minimum Area Per Dwelling (square feet)	Maximum Building Height (feet)	Minimum Yard Dimensions <sup>6</sup>			
						Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
CD	5	350	10	900	35	100	40	100	100
R-4	4	350	10	900	35	100	40	100	100
R-3	3	275	10	900	35	75	30	75	75
R-2	2	200	10	900	35	60	25	60	60
R-1	1	125	10	900	35	50	20	50	50
VRD <sup>1</sup>	1	125	10	900	35	50	20	50	50
HA	1/2	100	20	900	35	30 <sup>2</sup>	30	60	25
HB <sup>1</sup>	1 <sup>3</sup>	200 <sup>4</sup>	35	900	35	100 <sup>5</sup>	25	50	30
I	1	200	30	---	35	100	50	100	100

#### NOTES:

<sup>1</sup> For regulations for multiple-family dwellings, see § 215-32.

<sup>2</sup> One hundred feet required if off-street parking is permitted in front yard.

<sup>3</sup> See § 215-31.1

<sup>4</sup> Four hundred feet required for shopping centers.

<sup>5</sup> One hundred fifty feet required if off-street parking is permitted in front yard.

<sup>6</sup> For accessory buildings, see § 215-12.

<sup>7</sup> Each dwelling unit referred to herein shall contain a minimum of 900 square feet of habitable floor area above ground.