

Chapter 164. Zoning

Article III. District Schedule of Use Regulations

§ 164-8. District Schedule of Use Regulations.

- A. The general use regulations in each zoning district are set forth in the attached District Schedule of Use Regulations, which is included below.
- B. This schedule is complemented, as appropriate, by other provisions of this chapter, including but not limited to the supplementary regulations set forth in Article **V**, the special permit use standards set forth in Article **VI** and the site plan review and approval requirements set forth in Article **VII**.
- C. Any use not listed specifically as a permitted, special permit or accessory use at any location within the attached schedule shall be considered a prohibited use in all districts under this chapter.
- D. [Amended 5-8-1997 by L.L. No. 1-1997] Symbols used on the attached schedule shall be interpreted as follows:
 - P Permitted principal use in specified district
 - SP Special use permit required for use in specified district
 - LP Logging permit required
 - X Prohibited use in specified district
- E. The District Schedule of Use Regulations shall be as follows:
[Amended 11-9-1995 by L.L. No. 2-1995; 5-8-1997 by L.L. No. 1-1997; 7-8-1999 by L.L. No. 2-1999; 4-14-2005 by L.L. No. 2-2005; 12-9-2019 by L.L. No. 1-2019; 2-10-2022 by L.L. No. 1-2022]

TOWN OF STANFORD DISTRICT SCHEDULE OF USE REGULATIONS					
Type of Structure or Land Use	Zoning District				
	CR	AR	RR	RC	LR
Accessory apartment on residential premises	SP	SP	SP	SP	SP
All uses existing in mapped wetlands and floodplains	To the extent permitted in all zoning districts by Chapters 100 and 103 , respectively, of the Code of the Town of Stanford				
*Animal hospital	X	SP	SP	SP	X
*Auditorium or theater	X	X	X	SP	X
*Bed-and-breakfast establishment	X	SP	SP	SP	SP
*Boat moorage or fishing establishment, including incidental commercial or service activities	X	X	X	X	SP
Caged-type poultry farms	SP	SP	SP	X	X
*Church, synagogue or other house of worship	X	SP	SP	SP	SP

**TOWN OF STANFORD
DISTRICT SCHEDULE OF USE REGULATIONS**

Type of Structure or Land Use	Zoning District				
	CR	AR	RR	RC	LR
*Commercial or other industrial activity directly serving farm operations	X	X	SP	X	X
*Convenience store	X	X	X	SP	X
Crop farming	P	P	P	P	X
Dairy farms	X	P	P	X	X
*Dog kennels, harboring more than 5 dogs	SP	SP	SP	X	X
Duplex, 2-family	X	P	P	P	X
Dwelling lawfully existing at time of adoption of this chapter	P	P	P	P	P
*Elementary and secondary schools	X	SP	SP	SP	X
Farmers' markets	X	P****	X	P****	X
*Gasoline station	X	X	X	SP	X
*General repair shops	X	X	X	SP	X
*Golf course	X	SP	SP	SP	X
Guest cottage on residential premises	SP	SP	SP	SP	SP
Home occupations, excluding kennels	SP	SP	SP	SP	SP
Home professional office	P	P	P	P	P
Horses (minimum 1 acre)	P	P	P	P***	P***
Housing for farm employees	SP	SP	SP	X	X
*Human interment or cemetery	X	X	X	SP	X
*Junkyards (as permitted by local law)	X	SP	SP	X	X
*Library or museum	X	SP	SP	SP	X
*Light industry (excluding mining)	X	SP	SP	SP	X
*Livestock feed and/or sales lot	X	SP	SP	X	X
Livestock operations	X	P	P	X	X
Logging or timber harvesting	LP	LP	LP	LP	LP
*Medical and/or dental clinic	X	X	X	SP	X
Mining	X	P	X	X	X
*Miscellaneous manufacturing, small	X	SP	SP	SP	X
Mobile homes	As permitted in all zoning districts by Chapter 151 of the Code of the Town of Stanford				
*Motor vehicle repair shop	X	X	X	SP	X
*Multiple dwellings	X	X	X	SP	X
Nursery and horticultural operations, including Christmas tree farms	P	P	P	P	X
*Office or service establishment	X	X	X	SP	X
*Outdoor retail	X	SP	SP	SP	X
Pig and fur farms	SP	SP	SP	X	X
Preparation and storage of farm products	P	P	P	X	X

**TOWN OF STANFORD
DISTRICT SCHEDULE OF USE REGULATIONS**

Type of Structure or Land Use	Zoning District				
	CR	AR	RR	RC	LR
*Public utility structures	X	X	SP	X	X
*Radio and television towers and antennas more than 35 feet in height	SP	SP	SP	SP	SP
*Resort and recreation areas	X	SP	SP	X	X
*Retail store	X	X	X	SP	X
Roadside stand for farm products	P	P	P	P	P
*Self-storage facility	X	X	X	SP	X
Single-family detached home	P	P	P	P	P
*Tavern or restaurant	X	X	X	SP	X
*Telecommunications towers more than 35 feet in height	X	SP	SP**	X	X
*Town park	P	P	P	P	P

NOTES:

*Site plan review and approval required in accordance with the procedure and requirements established within Article **VII** of this chapter.

**The elevation of the top of any tower located on any of the following four hills, Pugsley Hill, Carpenter Hill, Conklin Hill and Attlebury Hill, shall be 50 feet lower than the highest elevation of the hill on which it is located.

***In the Rural Center and Lake Recreation Districts, one acre of land is required for the first horse and an additional 1/2 acre for each additional horse on such lot.

****Farmers' markets shall be subject to the provisions contained in § **164-19.4** of this chapter.