

ZONING INFORMATION

7174 Route 209, Wawarsing, New York 12489

REPORTED ZONING

BH - BUSINESS HIGHWAY DISTRICT

MARKETING
POSITION

Mixed-use flex building (building description, not a zoning designation)

Zoning narrative

The property is reported to be located within the Town of Wawarsing's BH (Business Highway) District. The Town's Appendix A states that this district is intended to provide for small commerce serving the traveling public and local community. The BH District accommodates a range of commercial and business uses, subject to the requirements and approval procedures applicable to each proposed use.

PRINCIPAL PERMITTED USES	SPECIAL USES
Art gallery* Banks* Business/professional office buildings* Craft workshop or studio* Seasonal farm market Funeral establishment Grocery store* Landscape nursery and greenhouse* Laundromat* Personal services* Places of worship* Public utility facilities* Restaurants* Retail store* Business service*	Bed-and-breakfasts Bus storage facilities Drive-in theaters Fast-food restaurants Flea markets Hotels/motels Gas station Laundry and dry-cleaning establishments Micro light industry Self-storage warehouse Business service Telecommunications facilities under Section 112-41 Trade school Transportation terminals Tourism-related brewery, distillery, winery or food-production use Vehicle and equipment sales Wholesale businesses

* An asterisk in Appendix A indicates that Planning Board site-plan review may be required. Every special use requires site-plan review and Planning Board approval before a permit may be issued. See Section 112-8(A).

Multiple-use potential

Section 112-10(A) permits multiple uses on a lot when the development standards for the combined uses are met, including combined lot area and lot coverage. This supports describing the property as a mixed-use flex building, while keeping the formal zoning designation stated separately as BH - Business Highway District.

SPECIFIC CODE REFERENCES

Town of Wawarsing Code, Chapter 112 - Zoning

Section 112-5(A) - Enumeration of districts

Establishes BH as the "Business Highway District." It separately lists MU (Mixed Use) and PCIM (Planned Commercial, Industrial & Mixed Uses), confirming that BH is not itself designated Mixed Use.

Section 112-6 - Zoning map

Provides that the locations and boundaries of the zoning districts are established on the Official Zoning Map attached as Appendix F.

Section 112-8(A) - Schedule of district regulations

Incorporates Appendix A. Principal permitted uses are allowed as a matter of right if code requirements are met, subject to site-plan review where applicable. Special uses require site-plan review and Planning Board approval before the Code Enforcement Officer may issue a permit.

Section 112-8(B)-(C) - Unlisted and generic uses

A use not listed in Appendix A is generally prohibited. The Code Enforcement Officer determines whether a proposed use fits a listed generic category based on similarity, and that interpretation may be appealed to the Zoning Board of Appeals.

Section 112-9(A) - Permit requirement

A new use or change in land use requires compliance with Chapter 112 and a building/zoning permit unless specifically exempted.

Section 112-10(A) - Multiple uses

Multiple uses are permitted on a lot if the development standards for the combined uses are satisfied.

Appendix A - BH Schedule of District Use and Bulk Regulations

States the BH district intent; lists the principal, special and accessory uses; identifies site-plan-review uses; and establishes the applicable bulk standards.

Section 112-19 and Section 112-5(B) - Floodplain regulation

Floodplain requirements may apply in addition to the underlying zoning when a property lies within the Floodplain Overlay District. A purchaser should independently confirm the applicable flood map and development standards.

Suggested short zoning field

BH - Business Highway District; commercial, retail, office and service uses, plus additional uses subject to Town approval.

DISCLAIMER

This information is provided solely for general marketing and informational purposes and is not a legal opinion, zoning determination, representation, warranty or guarantee that any particular use, development, expansion or change of use will be permitted. The zoning designation stated above is reported from available public/property information and should be confirmed directly with the Town of Wawarsing. Uses shown are district-wide categories and do not establish site-specific approval. A proposed use may require site-plan approval, a special use permit, zoning or building permits, variances, environmental review, floodplain review, utility approvals, parking/loading compliance or other governmental approvals. Existing improvements or uses may be legal, nonconforming, permitted, restricted or subject to prior approvals not reviewed here. Prospective purchasers and their advisers must independently verify the parcel's zoning, overlays, legal use, permits, utilities, dimensional compliance, flood status and development feasibility with the Town and other applicable authorities before relying on this information.

Official source

Town of Wawarsing, Chapter 112 - Zoning (adopted October 21, 2021), including Appendix A and Appendix F:
wawarsingny.gov/DocumentCenter/View/271

Online code, Article III - District Regulations:
ecode360.com/38418056

Prepared September 10, 2026. Confirm current law and parcel-specific status before publication or reliance.