

ZONING

250 Attachment 9

Town of North Salem
Table of General Use Requirements
NB District

[Amended 5-28-1991; 8-6-1991; 10-25-1994 by L.L. No. 4-1994; 5-14-1996 by L.L. No. 4-1996; 2-24-1998 by L.L. No. 4-1998; 11-8-2011 by L.L. No. 5-2011; 7-23-2013 by L.L. No. 5-2013; 9-23-2014 by L.L. No. 5-2014; 6-23-2015 by L.L. No. 2-2015]

A	B	B-1	C	C-1	D	D-1	E	F		G												
District	Uses Permitted by Right	Use Group	Conditional Uses by Planning Board (1)	Use Group	Uses by Special Permit of Town Board or Board of Appeals (1)	Use Group	Accessory Uses by Right	Minimum Off-Street		Additional Use Requirements												
NB	Personal service businesses, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	j	Apartments accessory to commercial establishments	(2)	TOWN BOARD		Parish houses, parish halls or rectories, and religious education	Accessory apartments	2 per apartment	A buffer with a minimum dimension of the respective required yard may be required as condition of approval for any conditional use in Column C or for special permit use in Column D where such uses may affect the residential character of the neighborhood or the use of the adjoining lot. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where adjacent use is similar to that proposed for conditional or special permit approval.												
					Private schools	d	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 6 months old	Churches or other places of worship	1 for each 5 seats or 200 square feet of gross floor area, whichever is greater plus 3 for accessory rectories													
					Churches or other places of worship	b																
	Uses of the Town of North Salem	N/A	Public utilities	N/A	BOARD OF APPEALS	(2)	Off-street parking and loading facilities	Child and adult day-care centers	1 for each 5 children and adults plus 1 for each administrative and staff member		Any permitted use in this district, which is located on a lot, the lot lines of which lie within 15 feet of a residential district boundary, shall be screened along such lot lines.											
	Public schools	N/A	Child and adult day-care centers	l	Accessory satellite dish antennas (earth receiving stations)	(2)		Libraries, museums and art studios and galleries	1 per 200 square feet of gross floor area													
			Nursery schools	l	Apartments accessory to single-family detached dwellings		Membership clubs		4 per court, plus 1 per 200 square feet of gross floor area of accessory use													
	Fire or ambulance stations	l	Bed-and-breakfast establishments	k	The serving of food	(2)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building, except as otherwise permitted	Retail stores, personal service businesses, barbershops, etc.	1 per 200 square feet of gross floor area			No accessways, parking, loading or storage areas shall be provided within 15 feet of any residence district, and such areas shall be landscaped so as to screen such areas from said adjoining district.										
	Libraries, museums and art studios and galleries	k	Apartments accessory to commercial establishments	(2)							Accessory food service ancillary to a permitted retail use, consisting of limited kitchen facilities providing quickly prepared and packaged food items (i.e., delicatessen, seasonal food or baked goods) involving only over the counter service with or without limited convenience seating not to exceed 16 seats (combined interior or exterior), which convenience seating area shall be subject to the standards set forth in § 250-77.7G, H, I, J, K, L and M of this chapter.		Business or professional offices and banks	1 per 200 square feet of gross floor area								
	Business offices or professional offices and banks	j	Charitable, fraternal or social membership clubs	l											Medical and dental offices and clinics	4 per practitioner, plus 1 per employee						
	Barbershops and beauty parlors, shoe repair and tailor shops	j	Accessory seasonal outdoor restaurant seating	i													Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations				
	Medical and dental offices or clinics	k								Restaurants (sit-down) and accessory seasonal outdoor restaurant seating									1 per 150 square feet ground gross floor area, plus 1 per 300 square feet of gross floor area for all other areas			
	Retail businesses including stores and shops for the sale of baked goods, drugs, dry goods, groceries, fruits, vegetables, meats, liquor, notions, stationery, toilet articles, books and flowers, hardware goods, gifts, antiques and tack shop goods, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	j																		Medical and dental offices and clinics	4 per practitioner, plus 1 per employee	
																						Bed-and-breakfast establishments
			Restaurants (sit-down) and accessory seasonal outdoor restaurant seating	1 per 150 square feet ground gross floor area, plus 1 per 300 square feet of gross floor area for all other areas																		
Accessory retail use food service (seating)																						
	Permitted uses not listed above	Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board																				
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									Permitted uses not listed above		Reasonable											

NOTES:

- (1) Subject to specific supplemental use standards in Article XIII, Conditional Use and Special Permit Standards.
- (2) Same use group as principal use.