

ZONING

250 Attachment 11

Town of North Salem
Table of General Use Requirements
PO District

[Amended 5-28-1991; 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]

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													
								Parking For	Minimum Spaces Required														
PO	Fire or ambulance stations	l	Apartments accessory to commercial establishments	(2)	TOWN BOARD	d	Accessory swimming pools	Single-family dwellings	2 per dwelling	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.													
	Uses of the Town of North Salem	N/A			Private schools		Accessory tennis courts, paddle tennis courts or other similar courts	Apartments accessory	2 per apartment														
					Churches or other places of worship		b	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														
		Public utilities	N/A	BOARD OF APPEALS	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building, except as otherwise permitted	Home occupations and professional offices	1 per 300 square feet of floor area in such uses, but no more than 6																
				Apartments accessory to single-family detached dwellings				(2)															
			Accessory satellite dish antennas (earth receiving stations)	(2)																			
	Public schools	N/A	Child and adult day-care centers	l	The serving of food	k	Home professional offices	Child and adult day-care centers	1 for each 5 children and adults plus 1 for each administrative and staff member														
	Restaurants and other food service establishments where customers are served only when seated at tables or counters	k								Nursery schools	l												
	Libraries, museums and art studios and galleries	k	Bed-and-breakfast establishments	f								Accessory seasonal outdoor restaurant seating	l	Customary home occupations	Restaurants (sit-down) and accessory seasonal outdoor restaurant seating	1 per 50 square feet of gross floor area or 1 per 4 seats, plus 1 for every 2 employees, whichever is greater							
																	Business offices or professional offices and banks	k	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p	Private garages, carports or open areas for parking of passenger vehicles	Libraries, museums and art studios and galleries	1 per 200 square feet of gross floor area
	Single-family detached dwellings	f	Apartments accessory to commercial establishments	(2)	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 6 months old	Business or professional offices and banks	1 per 150 square feet ground gross floor area, plus 1 per 300 square feet of gross floor area for all other areas																
	Personal service businesses, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	k						Charitable, fraternal or social membership clubs	l	Off-street parking and loading facilities	Medical and dental offices or clinics			4 per practitioner, plus 1 per employee									
																Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations	Exterior illumination shall be so installed as to reflect light away from adjoining streets or residential properties and as to prevent any nuisance.					
Permitted uses not listed above																			Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board	All uses except parking, loading, recreation, communication and utility facilities shall be within fully enclosed structures or as otherwise permitted.			

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