

ZONING

250 Attachment 1

Town of North Salem  
Table of General Use Requirements

R-1 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; 9-23-2008 by L.L. No. 5-2008; 11-8-2011 by L.L. No. 5-2011; 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		
R-1	Fire or ambulance stations	b	Recreational grounds and facilities - not-for-profit	a	TOWN BOARD  Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations	c	The following private structures: greenhouses, barns, silos and toolsheds	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	Child or adult day-care centers	b			Accessory swimming pools	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		
			Nursery schools	a		Churches or other places of worship	d				Accessory tennis courts, paddle tennis courts or other similar courts
	Public schools	N/A	Libraries, museums and art studios or galleries	b	Private schools	b	Family day care and group family day care	Home occupations and professional offices	1 per 300 square feet of floor area in such uses, but no more than 6		
	Single-family detached dwellings	e	Single-family attached dwellings	(2)	BOARD OF APPEALS  Accessory apartments a. Accessory apartment units in main dwellings b. Accessory apartment units in garages or accessory buildings	(3)	Home professional offices	Family day care and group family day care	2 per day-care facility		
	Railroad passenger stations customary accessory convenience services	N/A	Public utilities	N/A			Customary home occupations				
			Bed-and-breakfast establishments	e			Private garages, carports or open areas for parking of passenger vehicles	Child and adult day-care centers	1 for each 5 children and adults plus 1 for each administrative and staff member		
			Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p	Parish houses, parish halls or rectories, and religious education		Libraries, museums and art studios and galleries				1 per 200 square feet of floor area
					The keeping of more than 1 horse	e		The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 6 months old	Multifamily dwellings for elderly and handicapped		
			Building contractor's business and storage yard	t	Accessory satellite dish antennas (earth receiving stations)	(3)	The keeping of contained customary farm animals other than horses and pigs, but not more than 12 hens or other fowl and not more than 6 rabbits or 2 other fur-bearing animals	Convalescent or nursing homes	1 for each 3 beds		
			Convalescent or nursing homes	d	The serving of food	(3)	The keeping of more than 3 dogs	(3)	Bed-and-breakfast establishments		2 per dwelling, plus 1 per bedroom available for overnight accommodations
					The keeping of roosters not to exceed 3 in number	(3)					
					The keeping of not more than 1 horse						

NOTES:

- (1) Subject to specific supplemental use standards in Article XIII, Conditional Use and Special Permit Standards.
- (2) Subject to the application of § 250-17, Average density; see § 250-18 for additional bulk requirements.
- (3) Same use group as principal use.