

ZONING

250 Attachment 4

Town of North Salem  
Table of General Use Requirements  
R-1/2 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; 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-1/2	Fire or ambulance stations	l	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.					
	Use 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	l			Accessory tennis courts, paddle tennis courts or other similar courts								
	Public schools	N/A	Libraries, museums and art studios or galleries	b	Churches or other places of worship	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	f	Public utilities	N/A	Private schools	d	Home professional offices								
			Bed-and-breakfast establishments	f	BOARD OF APPEALS Accessory apartment units in main dwellings	(2)	Customary home occupations	Family day care and group family day care	2 per day-care facility						
			Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p			The serving of food				(2)	Parish houses, parish halls or rectories, and religious education	Child and adult day care	1 for each 5 children and adults plus 1 for each administrative and staff member	
					The keeping of more than 3 dogs	(2)		The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 6 months old							
									The keeping of one rooster						(2)
					Customary storage of goods and materials incidental to the principal use and within a fully enclosed building										
						The keeping of not more than 1 horse									
								Multifamily dwellings for elderly and handicapped							
						Convalescent or nursing homes									
					Bed-and-breakfast establishments										
	Permitted uses not listed														

NOTES:

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