

ZONING

250 Attachment 5

Town of North Salem
Table of General Use Requirements
R-1/4 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; 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
								Parking For	Minimum Spaces Required	
R-1/4	Fire or ambulance stations	b	Recreational grounds and facilities - not-for-profit	a	TOWN BOARD Churches or other places of worship	b	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	Child or adult day-care centers	b			Private schools	d	Accessory tennis courts, paddle tennis courts or other similar courts	
					Family day care and group family day care					
	Public schools	N/A	Libraries, museums and art studios or galleries	b	BOARD OF APPEALS Accessory apartment units in main dwellings	(2)	Home professional offices	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	h	Single-family attached dwellings	l			The serving of food	(2)	Customary home occupations	
	Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations, subject to the standards and requirements of § 250-75 of this chapter	d	Public utilities	N/A	The keeping of more than 3 dogs	(2)	Private garages, carports or open areas for parking of passenger vehicles	Child and adult day care	1 for each 5 children and adults plus 1 for each administrative and staff member	
			Bed-and-breakfast establishments	h			Parish houses, parish halls or rectories, and religious education			
			Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p			The keeping of contained customary household pets, but not more than 3 dogs, together with the young thereof not more than 6 months old	Libraries, museums and art studios or galleries	1 per 200 square feet of gross floor area	
	Multifamily dwellings, subject to the standards and requirements of § 250-77.18 of this chapter	g	Nursery schools	1			Customary storage of goods and materials incidental to the principal use and within a fully enclosed building	Multifamily dwellings for elderly and handicapped	1 per dwelling unit, plus 0.5 per bedroom	
					Multifamily dwellings	1 per dwelling unit, plus 0.5 per bedroom				
					Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations				
					Permitted uses not listed	Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board				

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