

ZONING

250 Attachment 2

Town of North Salem
Table of General Use Requirements
R-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 District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (1)	C-1 Use Group	D Uses by Special Permit of Town Board or Board of Appeals (1)	D-1 Use Group	E Accessory Uses by Right	F Minimum Off-Street		G Additional Use Requirements
								Parking For	Minimum Spaces Required	
R-2	The raising of field and garden crops and vineyards and orchard farming	a	Nursery schools	l	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.
			Recreational grounds and facilities - not-for-profit	a			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	
	Keeping, breeding and raising of pigs not exceeding 3 in total	a			Churches or other places of worship	b	Accessory tennis courts, paddle tennis courts or other similar courts	Child and adult day-care centers	1 for each 5 children and adults plus 1 for each administrative and staff member	
			Child or adult day-care centers	b	Private schools	d	Family day care and group family day care			
	Keeping, breeding and raising of fowl, not exceeding 25 in total	a	Membership clubs: active athletic recreation, golf and country clubs	a	BOARD OF APPEALS Accessory apartments a. Accessory apartment units in main dwellings b. Accessory apartment units in garages or accessory buildings	(4)	Home professional offices	Home occupations and professional offices	1 per 300 square feet of floor area in such uses, but no more than 6	
							Customary home occupations	Family day care and group family day care	2 per day-care facility	
	Keeping, breeding and raising of rabbits, foxes, mink and other fur-bearing animals, not exceeding 25 in total	a	Libraries, museums and art studios or galleries	b	Riding academies, boarding stables and breeding farms	a	Private garages, carports or open areas for parking of passenger vehicles	Membership clubs: active athletic recreation, golf and country clubs	1 for each 2 members or accommodations, such as lockers	
			Single-family attached dwellings	(3)	The keeping of more than 2 horses not covered in item 2	b	Parish houses, parish halls or rectories, and religious education			
	Keeping, breeding and raising of cattle (including dairies), sheep and goats, not exceeding 25 in number	a	Public utilities	N/A	Temporary roadside stands for the display and sale of farm produce or other food grown on the site and beverage or other products of permitted home manufacture	N/A	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 6 months old	Roadside stands for display and sale of agricultural products	2 plus 1 for every 300 square feet of floor space	
			Bed-and-breakfast establishments	m	Accessory satellite dish antennas (earth receiving stations)	(4)	The keeping of contained customary farm animals other than horses and pigs, but not more than 2 cattle, sheep or goats, not more than 12 fowl and not more than 12 rabbits or 6 other fur-bearing animals	Libraries, museums and studios and art galleries	1 per 200 square feet of gross floor area	
	Fire or ambulance stations	l	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p	The serving of food	(4)	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	
	Uses of the Town of North Salem	N/A			The keeping of more than 3 dogs	(4)		Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations	
	Public schools	N/A						Permitted uses not listed	Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board	
	Single-family detached dwellings	m(2)					The keeping of not more than 2 horses			

NOTES:

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