

ZONING

290 Attachment 1

Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
RR-50 District

[Amended 3-17-1988 by L.L. No. 1-1988; 6-23-1993 by L.L. No. 2-1993; 8-17-1995 by L.L. No. 2-1995; 11-20-1997 by L.L. No. 8-1997; 2-19-1998 by L.L. No. 3-1998; 11-18-1999 by L.L. No. 5-1999; 10-18-2001 by L.L. No. 5-2001; 10-18-2001 by L.L. No. 6-2001; 8-17-2006 by L.L. No. 3-2006; 3-20-2008 by L.L. No. 1-2008; 5-20-2010 by L.L. No. 2-2010; 2-21-2019 by L.L. No. 1-2019; 5-19-2022 by L.L. No. 6-2022; 7-21-2022 by L.L. No. 7-2022]

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 (subject to Articles XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
RR-50	<p>1. Underground public utilities including gas, electric, water and telephone transmission systems and appurtenances thereto, but not including surface or overhead utilities, towers, telephone lines, antennae, call boxes, buildings or structures.</p> <p>2. The following agriculture operations, provided that there shall be no structures or storage of odor or dust producing substance within a distance of 500 feet from any lot line:</p> <p>(a) Nurseries, greenhouses and other enclosed structures for growth and production of plants.</p> <p>(b) Open field agriculture, including orchards, truck gardening, vineyards and other field crops.</p> <p>None of the foregoing shall be construed to permit the commercial raising of pigs or agricultural industries, such as cage-type poultry operations or processing of animal products nor raised on premises.</p> <p>3. 1-family detached residences, with not more than 1 principal residential building on a lot.</p> <p>4. Community residence facilities, subject to Village Board approval as to site selection, pursuant to § 41.34 of the Mental Hygiene law.</p>	<p>a</p> <p>b</p> <p>h</p> <p>h</p>	<p>1. Reservoirs and standpipes on lots of three acres or more.</p> <p>2. Accessory to an agricultural use, buildings or stands for the display and sale of agricultural products; the majority of which are grown on the same premises.</p> <p>3.</p> <p>a. Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line.</p> <p>b. The keeping of cows on lots of 20 acres or more, but not within 200 feet of any lot line. Not more than one cow shall be permitted for every three acres. All cows shall be kept in a secured fenced-in area. No cow shall be fitted with bells or other noise-producing devices.</p> <p>4. Nursery schools</p> <p>5. Residences subject to Section 7-738 of the Village Law pursuant to the Density Zoning Resolution adopted by the Village Board subject to Article IV, § 290-15.</p> <p>6. Accessory home professional offices</p> <p>7. Libraries, museums and art galleries</p> <p>8. Family and group care facility (non-Padavan)</p> <p>9. Residential gathering place</p> <p>10. Neighborhood place of worship</p>	<p>a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>g</p> <p>n/a</p> <p>h</p> <p>d</p> <p>h</p> <p>h</p> <p>h</p> <p>h</p> <p>c</p>	<p>1. Cemeteries on lots not exceeding 10 acres adjacent to an established cemetery or place of worship.</p> <p>2. Public and private hospitals and sanatoriums for general medical care. Accessory to such uses the Board of Appeals may permit such outpatient clinics and office facilities, provided that in sum such facilities do not exceed 30% of the total floor area of the facility.</p> <p>3. Nursing homes and convalescent facilities licensed by the State of New York.</p> <p>4. Stables and riding academies subject to Article XII, § 290-67.</p> <p>5. Volunteer ambulance service facilities</p> <p>6. Keeping of not more than 2 nontransient roomers or boarders.</p> <p>7. Schools of general or religious instruction, provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65.</p> <p>8. (Reserved)</p> <p>9. Surface and overhead public utilities, such as gas, electric, water and telephone transmission systems, including buildings and structures necessary for the furnishing of adequate service by public utilities except that special permit shall not be required if such building not structure has been approved by the Planning Board as part of Subdivision or Site Plan review. This provision shall not include office, warehouse and/or storage areas for general or corporate business purposes, towers, antennae or Personal Wireless Service.</p> <p>10. Community place of worship</p>	<p>b</p> <p>f</p> <p>c</p> <p>b</p> <p>d</p> <p>n/a</p> <p>f</p> <p>n/a</p> <p>d</p> <p>n/a</p> <p>d</p> <p>h</p> <p>c</p>	<p>1. Accessory to a 1-family residence or agricultural use, nor more than a total of three structures of any or a combination of the following private structures: greenhouses, harms, silos, sheds, garages tennis courts, swimming pools or other similar structures.</p> <p>2. Accessory to a 1-family residence, storage of not more than 1 unoccupied trailer, recreational vehicle, boat trailer or boat not exceeding 35 feet in length, subject to Article VII, § 290-33.</p> <p>3. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over the age of 6 months, not more than 2 horses over the age of 6 months, not more than 10 fowl, not more than 2 of any other species of any domestic animals, excluding however, all pigs and cattle. Domestic animals except for dogs and cats, shall be maintained in an enclosure or fenced in area not less than 75 feet from any lot line. Enclosures for dogs and cats shall not be closer to any lot line than the minimum required setback.</p> <p>4. Accessory parking subject to Column F and Article VII.</p> <p>5. Accessory loading subject to Article VII, § 290-34.</p> <p>6. Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all property lines.</p> <p>7. For any residence one sign as prescribed in Article VIII, § 290-41A.</p> <p>8. For any property for sale or for rent one sign as prescribed in Article VIII, § 290-40A.</p> <p>7. For any residence, home occupation or home professional office, if any on the premises, one announcement sign not over 4 square feet in an area and set back at least 10 feet from the designated street line. Where illuminated, such signs shall be indirectly illuminated by a constant light integral to the sign.</p> <p>8. For any structure for sale or rent, 1 temporary non-illuminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 5 feet from the designated</p>	<p>For:</p> <p>1. Schools of general instruction</p> <p>2. Buildings or open space stands for display and sale of agricultural products</p> <p>3. Churches and similar places of worship</p> <p>4. Stables and riding academies</p> <p>5. Hospitals</p> <p>6. Sanatoriums, nursing homes and convalescent facilities</p> <p>7. Golf courses or other outdoor recreational facilities</p> <p>8. Public utilities</p> <p>9. Cemeteries</p> <p>10. Home professional office</p>	<p>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below</p> <p>300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16</p> <p>5 feet of frontage or 100 square feet of floor/sales area, whichever requirement is less</p> <p>200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater (school areas same as No. 1)</p> <p>5 persons capacity or as determined by the Planning Board for the highest design hours whichever is greater</p> <p>1 bed plus 1 space per 250 square feet of outpatient clinic floor area, plus 1 per 150 square feet of separate physician office space</p> <p>2 beds</p> <p>1/3 hole or 4 persons' capacity</p> <p>Employee in the maximum working shift</p> <p>Minimum capacity for 40 vehicles clear of any public street</p> <p>A maximum of 6 spaces, not more than 3 of which shall be visible to the public way, plus 2 spaces for residents</p>	<p>1. A buffer with a minimum dimension of the respective required setback may be required as condition of approval for any conditional or special permit use where such uses may adversely affect the residential character of the neighborhood. The buffer, if required, shall be provided between the proposed conditional or special permit use and any lot in a residential district. 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 special permit approval. The buffer shall not be required for houses of worship which are subject to Use Group c and schools which are subject to Use Group f unless the Planning Board determines that such buffer is necessary to reduce impacts on adjacent properties or on the neighborhood.</p> <p>2. A minimum buffer of 100 feet shall be required for dormitories</p>

CHESTNUT RIDGE CODE

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 (subject to Articles XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
							street line. 9. Accessory to any permitted non-residential establishment, identification signs subject to the site development plan rules and regulations. 10. Accessory home occupations.	11. Nursery schools 12. Family and group care facilities 13. 1-family residences 14. Volunteer ambulance service facilities 15. Libraries, museums and art galleries 16. Dormitories 17. Residential gathering places	1 per 100 square feet of floor area in such use or 1 per 4 seats capacity, whichever requirement is greater 1/3 dwelling but not more than 5 spaces of which not more than 2 are visible to the public way 1/2 dwelling In addition, 1 parking space for each roomer or boarder. For any home occupation at least 2 parking spaces. As determined in the special permit therefor, but not less than the highest design hour as determined by the Planning Board 150 square feet in such use plus 1 for each employee Not less than the actual resident capacity unless legal restrictions are imposed on occupancy of such facilities. 5 per occupants at maximum occupancy as determined by Article XII standards	

CHESTNUT RIDGE CODE

Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
R-35, R-25, and R-20 Districts

[Amended 3-17-1988 by L.L. No. 1-1988; 8-17-1995 by L.L. No. 2-1995; 11-20-1997 by L.L. No. 8-1997; 10-18-2001 by L.L. No. 6-2001; 3-15-2007 by L.L. No. 1-2008; 2-21-2019 by L.L. No. 1-2019; 7-21-2022 by L.L. No. 7-2022]

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 (subject to Article XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-35	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 3 (residences) 4. Same as RR-50, No. 4 (community, residence facilities)	a b q q	1. Same as RR-50, Nos. 1 (reservoirs), 2 (accessory sale stands), 3 (farm animals), 4 (nursery schools), 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. Residential gathering place 3. Neighborhood place of worship	q q q	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps); and 6 (roomers). 2. Same as RR-50, No. 3 (nursing homes) and 8 (churches). 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65. 4. Same as RR-50 (public utility buildings and structures) 5. Community place of worship	b c f d c	Same as RR-50, Nos. 1 through 10	For all uses: Same as RR-50.	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	1. Same as RR-50, Nos. 1 and 2
R-25	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 3 (residences) 4. Same as RR-50, No. 4 (community residence facilities)	a b + +	1. Same as RR-50, Nos. 1 (reservoirs), 2 (accessory sale stands), 3 (nursery schools), 5 (density zoning), 6 (home professional office) and 7 (libraries, etc.) 2. Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line. 3. Residential gathering place 4. Neighborhood place of worship	h + + +	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers) 2. Same as RR-50, No. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65. 4. (Reserved) 5. Community place of worship	d c f n/a c	1. Same as RR-50, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (packing), 6 (loading), 7 (storage), 8 (announcement signs), 9 ("for sale" signs) 2. Keeping domestic animals as follows not more than 3 cats or dogs over the age of 6 months. Enclosures for dogs and cats shall not be closer to any lot line than the minimum required setback. 3. Accessory to 1-family residence, home occupations	For all uses: Same as RR-50.	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	1. Same as RR-50, No. 1 2. A minimum buffer of 50 feet shall be required for dormitories.
R-20	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 3 (residences) 4. Same as RR-50, No. 4 (community residence facilities)	a b x.2 x.2	1. Same as RR-50, Nos. 1 (reservoirs), 2 (accessory sale stands), 3 (nursery schools), 5 (density zoning), 6 (home professional office) and 7 (libraries, etc.) 2. Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line. 3. Residential gathering place 4. Neighborhood place of worship	h t x.2 x.2	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers) 2. Same as RR-50, No. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65. 4. Community place of worship	d c f c	1. Same as RR-50, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (packing), 6 (loading), 7 (storage), 8 (announcement signs), 9 ("for sale" signs) 2. Keeping domestic animals as follows not more than 3 cats or dogs over the age of 6 months. Enclosures for dogs and cats shall not be closer to any lot line than the minimum required setback. 3. Accessory to 1-family residence, home occupations	For all uses: Same as RR-50.	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	1. Same as RR-50, No. 1 2. A minimum buffer of 50 feet shall be required for dormitories.

ZONING

Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
R-15, R-15 IF, R-10 and RSH Districts

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 (subject to Article XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-15	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 3 (residences) 4. Same as RR-50, No. 4 (community residence facilities)	a b x.1 x.1	1. Same as RR-50, No. 1 (reservoirs), 2 (accessory sale sounds), 3 (farm animal), 4 (nursery schools): 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. 2-family detached residences, with not more than 1 principal residential building on a lot with at least 1 of the residences owner-occupied 3. 1-family semi-attached residences, with not more than 1 principal residential building on a lot with at least one of the residences owner-occupied 4. Residential gathering place 5. Neighborhood place of worship	x.1 x.2 x.3 x.1 x.1	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers) 2. Same as RR-50, Nos. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65 4. Community place of worship	b c f c	1. Same as RR-SU, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), and 9 ("for sale" signs) 2. Same as R-25, No. 2 (domestic animals) 3. Accessory to a 1- or 2-family residence, home occupations	For all uses: Same as RR-50, Nos. 1 through 17	At least 1 Parking Space for Each Unit of Measurement listed or as Otherwise Noted Below	1. Same as RR-50, No. 1 2. Same as R-25, No. 2
R-15 IF	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 3 (residences) 4. Same as RR-50, No. 4 (community residence facilities)	a b x.1 x.1	1. Same as RR-50, No. 1 (reservoirs), 2 (accessory sale sounds), 3 (farm animal), 4 (nursery schools): 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. Residential gathering place 3. Neighborhood place of worship	x.1 x.1 x.1	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers) 2. Same as RR-50, Nos. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65. 4. Community place of worship	b c f c	1. Same as RR-SU, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), and 9 ("for sale" signs) 2. Same as R-25, No. 2 (domestic animals) 3. Accessory to a 1- or 2-family residence, home occupations	For all uses: Same as RR-50, Nos. 1 through 17	At least 1 Parking Space for Each Unit of Measurement listed or as Otherwise Noted Below	1. Same as RR-50, No. 1 2. Same as R-25, No. 2
R-10	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 3 (residences) 4. Same as RR-50, No. 4 (community residence facilities)	a b x.3 x.3	1. Same as RR-50, No. 1 (reservoirs), 2 (accessory sale sounds), 3 (farm animal), 4 (nursery schools): 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. 2-family detached residences, with not more than 1 principal residential building on a lot with at least 1 of the residences owner-occupied. 3. 1-family semi-attached residences, with not more than 1 principal residential building on a lot with at least one of the residences owner-occupied. 4. Residential gathering place 5. Neighborhood place of worship	x.1 x.2 x.3 x.3 x.3	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers) 2. Same as RR-50, Nos. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-65. 4. Community place of worship	b c f c	1. Same as RR-SU, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), and 9 ("for sale" signs) 2. Same as R-25, No. 2 (domestic animals) 3. Accessory to a 1- or 2-family residence, home occupations	For all uses: Same as RR-50, Nos. 1 through 17	At least 1 Parking Space for Each Unit of Measurement listed or as Otherwise Noted Below	1. Same as RR-50, No. 1 2. Same as R-25, No. 2
RSH	None		None		1. Senior citizen housing development subject to Article XII, § 290-70. 2. Housing development for the physically handicapped subject to Article XII, § 290-72. 3. Community place of worship	aa bb c	1. As approved by the Village Board subject to Article XII, §§ 290-70 and 290-72.	1. Senior Citizen Housing 2. Housing for the physically handicapped 3. Places of worship	2 dwelling units 3/4 dwelling unit 200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater	1. Same as RR-50, No. 1