

ZONING

TABLE OF GENERAL USE REGULATIONS — PART 1

[Last amended 1-7-1992 by L.L. No. 2-1992]

1	2	3	4	5	6
Districts	Uses Permitted by Right	Uses Permitted by Special Permit of Board of Trustees (Subject to § 210-70)	Permitted Accessory Uses	Permitted Accessory Signs	Additional Use Requirements
R-40 Single-Family Residential	1. One-family detached dwellings with not more than 1 principal building on a plot having a frontage on a public street or private street approved by the Board of Trustees.	1. Public and parochial schools, public parks and playgrounds. 2. Churches and similar places of worship, Sunday school buildings, parish houses and rectories. 3. Keeping of no more than 2 horses. 4. Boathouses, cabanas and similar recreational facilities fronting on the Hudson River and the Sparkill Creek. 5. Wharfs and docks.	1. Accommodations for servants. 2. The following private structures; greenhouses, toolsheds, garages, tennis courts, swimming pools, recreational facilities and other similar structures that are clearly subordinate to the principal use. 3. Keeping of not more than 1 unoccupied trailer, boat or commercial vehicle. 4. Customary home occupations conducted by the resident, provided that there is not external evidence of such use. 5. Accessory parking. 6. Accessory loading. 7. Accessory signs. 8. Indoor and outdoor recreational facilities incidental to schools. 9. Temporary sales offices and structures for storage of equipment and materials used in connection with construction, and not to exceed more than 1 year. Such use shall be renewable by permits issued by the original issuing authority. 10. Passive dish antennas subject to the requirements of § 210-12E and by special permit of the Board of Trustees pursuant to § 210-70.	1. For any residence, 1 nameplate not over 1 square foot in area. 2. For any school or park, 1 indirectly illuminated sign not over 10 square feet in area at least 20 feet from any lot line; and not more than 2 nonilluminated directional signs, each not over 2 square feet in area, provided that such signs are not located over 1 mile from the establishment and are set back at least 10 feet from the front lot line. 3. For any premises for sale or for rent, 1 temporary nonilluminated “for sale” or “for rent” sign not over 4 square feet in area, located at least 20 feet from any lot line.	1. In addition to the particular requirement for any use listed in Column 3, the Board of Trustees and the Planning Board may require fences and other safety devices, landscaping, screening, access roads and buffer areas. 2. Buffer areas of approximately 25 feet shall be required for special permit uses, except the Board of Trustees may reduce the width of buffer areas to not less than 10 feet where local conditions warrant and substitute appropriate protection for neighboring properties. Such buffer areas shall always be landscaped and maintained in harmony with the landscaping or natural growths in the neighborhood. 3. All uses shall require site plan approval by the Planning Board, except that, with respect to one-family detached dwellings, such site plan approval may be waived in the discretion of the Planning Board. 4. All parking spaces of any nonresidential use shall not be closer than 10 feet to any lot line. 5. For passive dish antennas, see § 210-12E.

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TABLE OF GENERAL USE REGULATIONS — PART 2

[Last amended 4-17-1978 by L.L. No. 4-1978]

1	2	3	4	5	6
Districts	Uses Permitted by Right	Uses Permitted by Special Permit of Board of Trustees (Subject to § 210-70)	Permitted Accessory Uses	Permitted Accessory Signs	Additional Use Requirements
R-20 Single-Family Residential	1. Same as R-40.	1. Same as R-40.	1. Same as R-40.	1. Same as R-40.	1. Same as R-40.
R-15 Single-Family Residential	1. Same as R-40.	1. Same as R-40.	1. Same as R-40.	1. Same as R-40.	1. Same as R-40.
R-10 Single-Family Residential	1. Same as R-40.	1. Same as R-40. 2. Community centers, libraries, museums, publicly owned art galleries and similar public facilities.	1. Same as R-40. 2. Keeping of not more than 2 nontransient boarders or roomers.	1. Same as R-40. 2. For customary home occupation, 1 sign not over 1 square foot. 3. For any other nonresidential establishment or institution, 1 indirectly illuminated sign not over 10 square feet in area at least 20 feet from any lot line and not more than 2 non-illuminated directional signs, each not over 2 square feet in area, provided that such signs are not located over 1 mile from the establishment and are set back at least 10 feet from the front lot line.	1. Same as R-40
R-7.5 Single-Family Residential	1. Same as R-40.	1. Same as R-10. 2. Fire, police, ambulance and similar public buildings. 3. Service, fraternal and social clubs.	1. Same as R-10.	1. Same as R-10.	1. Same as R-40.
R-1.25 Single-Family Residential	1. None	1. One-family detached dwellings.	1. Same as R-40, Nos. 1 and 5, except that no parking shall be permitted in front yards, and No. 7. 2. Garages.	1. Same as R-40.	1. Same as R-40.

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TABLE OF GENERAL USE REGULATIONS — PART 3
[Last amended 12-12-2023 by L.L. No. 8-2023]

1	2	3	4	5	6
Districts	Uses Permitted by Right	Uses Permitted by Special Permit of Board of Trustees (Subject to § 210-70)	Permitted Accessory Uses	Permitted Accessory Signs	Additional Use Requirements
RM Multi-Family Residential	1. Same as R-40.	1. Same as R-10. 2. Garden apartments and condominiums.	1. Same as R-10.	1. Same as R-10.	1. Same as R-40. 2. For multiple dwellings, no parking shall be provided within 10 feet of any building or in the required front yard setback. All parking areas shall be suitably screened, and at least 50% of the parking spaces shall be within 300 feet of the main entrance of the dwelling they are designed to serve.
BB Business B	1. Same as R-40. 2. Professional, governmental and business offices. 3. Funeral parlors. 4. Art studios, art galleries and antique shops. 5. Restaurants, tearooms and taverns. 6. Fire, police, ambulance and similar public buildings.	1. Professional offices and dwelling units over commercial use. 2. Dry-cleaning establishments and coin-operated laundry establishments. 3. Automobile sales and services in completely enclosed buildings. 4. Indoor theaters. 5. Trailers for business office and commercial purposes on temporary permit not to exceed 1 year and to be renewable thereafter on a six-month basis. 6. Telephone exchanges. 7. Semipublic or private clubs, fraternity houses or lodges, except where the principal activity is one customarily carried on as a business. 8. Conversion of the rear of stores and shops for the conduct of retail business or personal services into apartments; see § 210-57J. 9. Stores and shops for the conduct of retail businesses or personal services. 10. Cannabis business, retail	1. Same as R-40, Nos. 5, 6, 7, 8 and 9. 2. Accessory storage within completely fenced-in area or completely enclosed building of retail goods to be sold or delivered to customers on the premises.	Same as WF-2.	1. Same as WF-2, Nos. 1, 3, 4, 5 and 6. 2. Accessory outdoor storage of materials or refuse in secured, covered containers. Area shall be screened by fencing or landscaping from adjoining residential districts and from the street. No outdoor storage shall be permitted in the front yard.

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TABLE OF GENERAL USE REGULATIONS — PART 4

[Last amended 6-17-1986 by L.L. No. 2-1986]

1	2	3	4	5	6
Districts	Uses Permitted by Right	Uses Permitted by Special Permit of Board of Trustees (Subject to § 210-70)	Permitted Accessory Uses	Permitted Accessory Signs	Additional Use Requirements
BA Business A	- Professional and business offices. - Research and development laboratories. - Water-dependent commercial uses.	- Light industrial uses, including fabrication, processing, reprocessing, recycling, converting, altering, assembling, testing or other handling of products; see § 210-63A. - Same as the R-40 District. - Same as the WF-2 District. - Wholesaling, warehousing and distribution businesses. - Recording studios for the production or reproduction of music, television, and radio studios and the fabrication of products associated with such studios, including but not limited to audio and video cassette tapes, phonograph records and other similar products.	- Same as BB, No. 1. - Buildings and uses immediately and exclusively accessory to the uses permitted on the site, including automobile parking, storage of motor vehicles, equipment and other materials, central heating and power plants, offices, training schools for employees, clinics, cafeterias and recreational facilities. - Retailing facilities for the sale of products fabricated on the site or warehouses on the site, provided that such building fronts on a street. - Upon approval of the Board of Trustees, a building may be used for the residence of a superintendent, caretaker or watchman.	- For light industrial and research and development uses, 1 sign facing each major street from which access to 1 lot is provided, giving the name of the occupant or occupants of the premises. Any such sign shall not have an area that exceeds 40 square feet, and all such signs shall not have an aggregate area that exceeds 60 square feet. The top of any sign shall not be more than 12 feet above ground level, unless placed on the face of the building, in which case it shall not project above the roof of the building. Such sign may be illuminated but shall not be of the flashing type or lighted by exposed light sources. Necessary directional signs not exceeding 5 square feet each shall be permitted. All lights shall be directed away from adjacent residences. - For all other uses, the same as WF-2.	- Same as R-40. - Same as WF-2, Nos. 4, 5 and 6. - Same as BB, No. 2.

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TABLE OF GENERAL USE REGULATIONS — PART 5

[Last amended 7-24-2001 by L.L. No. 5-2001]

1	2	3	4	5	6
Districts	Uses Permitted by Right	Uses Permitted by Special Permit of Board of Trustees (Subject to § 210-70)	Permitted Accessory Uses	Permitted Accessory Signs	Additional Use Requirements
WF-1 Waterfront	1. Same as R-40.	1. Same as R-10. 2. Wharf, docks, bulkheads and pilings beyond 100 feet from shoreline.	1. Boat moorings for use of property owner and not offered for rent or commercial use. 2. Same as R-10.	1. Same as R-10 for signs facing a street.	1. Same as R-40.
WF-2 Waterfront	1. None	1. Marinas, boatyards and clubs. 2. Art studios, art galleries and antique shops. 3. Restaurants, tearooms and taverns. 4. Boat sales, repair and service. 5. Boat moorings and anchorage. 6. Wharfs, docks, bulkheads and pilings. 7. Professional and business offices. 8. One- and two-family detached dwellings.	1. Same as R-40, Nos. 2, 5, 6, 7 and 9. 2. Accessory storage of retail goods to be sold as delivered to customers on the premises, subject to Column 6, No. 2. 3. Accessory servicing of goods, subject to Column 6, No. 2. 4. Accessory marine fuel supplies and service facilities. 5. Accessory marine machine shop.	1. Business signs with total sign area per establishment not to exceed 10% of the sign wall area and in no event more than 18 square feet; such signs shall be set back from the street not less than 5 feet. For any business use conducted primarily in the open, such as a parking lot, boat storage or similar use, the total sign area shall not be more than 1 square foot for each foot of plot frontage, not to exceed 18 square feet. However, in no case shall the area of any 1 sign exceed 12 square feet. In addition, a sign consisting only of the name of establishment painted directly on an awning, with a sign area not to exceed 6 square feet, is permitted. All lights shall be directed away from adjacent residences.	1. Any signs facing the river shall be by special permit only. 2. All retail sales, except boat sales and service establishments and accessory storage and servicing of goods, shall be within completely enclosed buildings. 3. The primary business entrance, show window and river sign and the vehicular entrances shall be located where approved by the Board of Trustees and shall be located as to give consideration to the distances from any R District boundary and the uses existing or permitted in such R District. 4. Any use first permitted in this district and located on a plot, any plot line of which lies within 25 feet of an R District boundary, shall be screened along such plot line. 5. No parking, loading or storage areas shall be provided within 10 feet of any residential district, and such strips shall be landscaped so as to screen such areas from said adjoining district. 6. Exterior spotlighting or other illumination shall be so installed as to reflect light away from adjoining streets or residential properties so as to prevent any nuisance.