

ZONING

263 Attachment 2

Village of Brewster
Zoning Schedule
(Attachment 1)

District	Allowed Use	Allowed Accessory Uses	Special Exception Uses All uses shall conform to the requirements § 263-20 of the Code of the Village of Brewster	Minimum Lot Area (square feet)	Minimum Lot Size Width and Frontage (feet)	Minimum Yards					Maximum Stories	Maximum Height (feet)	Maximum Density	Maximum FAR (Floor Area Ratio)	Parking Requirements	Sign Requirements	Minimum Open Space (square feet per dwelling units)
						Front Depth (feet)	Side Yard Width (feet)	Side Yard Corner Lot Width (feet)	Rear Depth (feet)	Maximum Lot Coverage (percent)							
Business 1 (B1)	<ol style="list-style-type: none"> Retail stores, restaurants or taverns Personal services Offices Multifamily dwellings. Residential uses shall be limited to upper floors Art galleries Theaters, including movie theater, dinner theater, and live theater Cabaret, excluding adult entertainment cabaret <p>**Prohibited uses: Drive-through windows are prohibited</p>	<ol style="list-style-type: none"> Structured parking 	<ol style="list-style-type: none"> Church/place of worship Civic, community or cultural use Library Municipality-owned or operated building, structure or land Museum Live/work spaces, including artists' lofts. Artists' lofts with galleries are permitted on first floor except when uses front on Main Street or Railroad Avenue Residential use permitted on the first floor only if the residential use is connected to a larger TOD project and no first floor residential use permitted along Main Street or Railroad Avenue 	3,500	30	0	0	0	0	50%	5	60	80 bedrooms/acre	2.50	Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	0
Business 2 (B2)	<ol style="list-style-type: none"> Retail stores Personal services Restaurants/taverns Offices, including medical offices Gasoline Stations. Must be at least 1,000 feet from another gas station Automobile Dealerships. Must be at least 1,000 feet from another automobile dealership. Automotive repair, must be at least 1,000 feet from another automotive repair use Movie theater 	<ol style="list-style-type: none"> Automobile dealership may include as an accessory use automotive repair of vehicles that are similar in nature to those for sale or lease at the site Gasoline stations may have as an accessory use a retail store or automotive repair dealership. Drive-through uses including banks and fast-food restaurants 		10,000	100	10	10		30	50%	3	35		1.5	Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	A minimum of 10 foot landscaping buffer along the site frontage is required

BREWSTER CODE

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Business 3(B3)	<ol style="list-style-type: none"> Retail stores, restaurants or taverns Personal service stores Offices, including medical offices Single-family dwellings Multiple-family dwellings Townhomes or two-family dwellings Community uses, including fitness or recreation center, or senior center Theaters, including movie theater, dinner theater, and live theater Cabaret, excluding adult entertainment cabaret Laundromats Art galleries Church/place of worship Civic, community or cultural use Day-care center Library Municipality-owned or operated building, structure or land Museum Nursery school School 	<ol style="list-style-type: none"> Garage private Home occupation/professional office 	<ol style="list-style-type: none"> Bed-and-breakfast Drive-through uses including banks and fast-food restaurants Research facility Adult-oriented business 	5,000	30	10	10		15	50%	3 **See § 263-11D for additional stories incentives	35 **See § 263-11D for additional height incentives	1 du/lot for single-family home. 64 bedrooms per acre for townhomes **See § 263-11G for additional density incentives	2 Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	0 **See § 263-11J for minimal open space requirements for incentive benefits	
Mixed Use (MU)	<ol style="list-style-type: none"> Single-family dwellings Multiple-family dwellings Townhomes Artist lofts Artist studios Art galleries Live theater Offices Business incubator spaces Co-working spaces 	<ol style="list-style-type: none"> Home occupation/professional offices Garages, private 	<ol style="list-style-type: none"> Nursing homes Assisted living facilities Alternative care facilities Nursery schools Post-secondary school Day-care facilities Museums 	Residential use 5,000; Nonresidential or mixed use 8.9 acres	50	Residential 20 Nonresidential or mixed use 30 **The minimum yard for any nonresidential or mixed-uses abutting a residential use shall be 35 feet	Residential 25 Nonresidential or mixed use 30 **The minimum yard for any nonresidential or mixed-uses abutting a residential use shall be 35 feet	Residential 25 Nonresidential or mixed use 30 **The minimum yard for any nonresidential or mixed-uses abutting a residential use shall be 35 feet	Residential 15 Nonresidential or mixed use 30 **The minimum yard for any nonresidential or mixed-uses abutting a residential use shall be 35 feet	40%	2.5	35	1 dwelling unit per lot for residential single family. For multifamily or townhome dwelling units shall not exceed 32 bedrooms per acre	1 Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	Residential 400 square feet per dwelling unit Non-residential is 100 square feet per dwelling unit or minimum of 20% of lot area	
Conservation (C)	<ol style="list-style-type: none"> Conservation areas Recreation areas 			60,000	100	25	15		35	5%	2	35		0.05 Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster		
Light Manufacturing and Wholesale (LMW)	<ol style="list-style-type: none"> Light manufacturing Warehousing, wholesale businesses Retail stores General business Outdoor or indoor storage, including self-storage buildings Offices 		<ol style="list-style-type: none"> Research facility 	25,000	100	40	15		50	50%	3	35		0.6 Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster		

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Professional and Business (PB)	1. Offices, including medical offices 2. Personal services 3. Single-family dwellings	1. Garage, private 2. Home occupation/professional offices	1. Alternative care housing 2. Assisted living facilities 3. Church/place of worship 4. Day-care center 5. Municipality-owned or operated building, structure or land 6. Nursery school 7. Nursing home 8. School 9. Funeral homes 10. Bed-and-breakfasts	7,500	50	20	15	20	15	40%	2 1/2	35	1 dwelling unit/lot or 1 business/lot	1.0	Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	100 square feet per dwelling unit
Single Family (R)	1. Single-family detached dwellings	1. Private garages or private parking areas providing a minimum of two parking spaces pursuant to § 263-18 2. Home occupation/professional offices	1. Church/place of worship 2. Daycare center 3. Nursery school 4. School 5. Accessory single-family dwellings 6. Bed and Breakfasts	7,500	60	20	12		35	25%	2 1/2	35	1 dwelling unit/lot and 1 accessory dwelling/lot	0.5	Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	400 square feet per dwelling unit
Residential (R20)	1. Single-family dwellings, either detached, semi-attached or attached 2. Cluster	1. Private garages or private parking areas providing a minimum of two parking spaces pursuant to § 263-18 2. Home occupation/professional offices	1. Bed and Breakfast	20,000	100	25	20	25	40	15%	2 1/2	35	2.5 du/acre	0.1	Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	5,000 per dwelling unit
Office Park (OP)	1. Offices, including medical offices 2. Medical clinic 3. Medical laboratory 4. Pharmacy 5. Physical therapy 6. Research facility	Cafeteria for employees incidental to principal use. Any such cafeteria must use only disposable or recyclable flatware, plates and cups in order to reduce the impact on the Village Water System		40,000	200	25	20		10	37.5%	4 unless self-contained parking within the structure is provided, in which case the maximum building height may not exceed 70 feet	45 feet unless self-contained parking within the structure is provided, in which case the maximum building height may not exceed 70 feet		0.8	Parking shall conform to the requirements of § 263-18 of the Code of the Village of Brewster	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster	5,000