

ZONING  
156 Attachment 1

Schedule of District Regulations  
Town of Carmel, New York  
Zoning Ordinance

[Amended 7-14-1982; 9-22-1982; 6-22-1983; 5-31-1984; 6-3-1992 by L.L. No. 4-1992; 12-1-1993 by L.L. No. 2-1993; 3-1-1995 by L.L. No. 2-1995; 9-13-1995 by L.L. No. 6-1995; 10-21-1998 by L.L. No. 9-1998; 10-21-1998 by L.L. No. 10-1998; 11-7-2001 by L.L. No. 5-2001; 3-20-2002 by L.L. No. 1-2002; 12-28-2005 by L.L. No. 4-2005; 1-17-2007 by L.L. No. 2-2007; 7-2-2008 by L.L. No. 2-2008; 12-17-2008 by L.L. No. 6-2008]

1 District	2 Uses Allowed by Right		4 Conditional Uses	5 Minimum Required Lot Dimensions			8 Minimum Required Yard Dimensions (See Col. 21.) (feet)						14 Maximum Permitted Height of Buildings (See Col. 21.)		16 Minimum Required Floor Area of Buildings (square feet)	17 Maximum Permitted Coverage of Lot by Buildings (percent)	18 Maximum Permitted Floor Area Ratio	19 Off-Street Parking		20 Off-Street Loading	21 Exceptions
	Principal	Accessory		Area (square feet)	Width (feet)	Depth (feet)	9 Applying to Principal Buildings			10 Applying to Accessory Buildings			Stories	Feet				In Connection with Dwelling Unit	Spaces		
							Front	Side	Rear	Front	Side	Rear									
R Residential	<ol style="list-style-type: none"> <li>Single-family dwellings</li> <li>Farms, truck gardens, nurseries and other agricultural activities (See § 156-17.)</li> <li>Parks, playgrounds and other recreation facilities operated by the Town of Carmel</li> <li>Municipal offices, libraries, fire and police stations, schools and other similar buildings</li> <li>Hospitals existing at the time of adoption of this chapter</li> <li>Nursery schools and day nurseries (See § 156-38.)</li> </ol>	<ol style="list-style-type: none"> <li>Private garages for the storage of vehicles used by the residents on the premises</li> <li>Storage sheds</li> <li>Private swimming pools and tennis courts (See § 156-19.)</li> <li>Fences and walls (See § 156-20.)</li> <li>Sign or nameplate, having an area of not more than 2 square feet</li> <li>A private noncommercial garden or greenhouse</li> <li>Tents (See § 156-39.1.)</li> <li>Accessory to a single-family residence. The parking by the owner/occupant of not more than one commercial vehicle. For the purpose of this chapter, the term "commercial vehicle" is defined as a vehicle bearing commercial license plates excluding vans and pickup trucks and including all buses. Such commercial vehicle shall not exceed a gross motor weight of 15,000 pounds or have more than one rear axle or exceed 25 feet in length. For the purposes of this section, preexisting, nonconforming multifamily residences and mother/daughter residences shall be considered single-family residences. Nothing contained herein shall prevent the normal rendering of services by commercial vehicles to single family residences, e.g., well drillers, landscapers, movers, delivery trucks and the like.</li> <li>Small residential storage shed. The minimum required yard dimensions for such accessory use shall be front: 40 feet; side: 10 feet; and rear: 10 feet. The maximum permitted height shall be 14 feet.</li> </ol>	<ol style="list-style-type: none"> <li>Farm stand or market (See § 156-22.)</li> <li>Parks, playgrounds and other public or private recreation facilities not operated by the Town of Carmel</li> <li>Private schools (See § 156-23.)</li> <li>Annual membership clubs, including country, golf, tennis, and swim clubs (See § 156-24.)</li> <li>House of worship</li> <li>Private stables (See § 156-25.)</li> <li>Greenhouses accessory to the principal residence and not used for business purposes</li> <li>Camps (See § 156-26.)</li> <li>Private beach, wharf, dock and boathouse (See § 156-27.)</li> <li>Residential cluster development</li> <li>Customary home occupations (See § 156-188.)</li> <li>Office of a professional in a residence (See § 156-21.)</li> <li>Public utility installations (See § 156-37.)</li> <li>Bed-and-breakfast establishment</li> <li>Accessory dwelling unit</li> <li>Multifamily dwellings for the elderly</li> <li>Recreation center (See § 156-45.3)</li> </ol>	120,000 for single-family house	200 *See § 156-10 for frontage requirements	200	40	25 for each of 2 required	40	40	20	20		35		15%		1	4		<ol style="list-style-type: none"> <li>Exterior alterations of properties historic/architectural importance in all districts are subject to the review by the Board of Architectural Review in accordance with Article II and § 156-65 of this chapter</li> <li>The maximum permitted height of detached garages for the storage of vehicles used by the residents of the premises shall be limited to 20 feet.</li> </ol>
C Commercial	<ol style="list-style-type: none"> <li>Retail sales and service establishments excluding self-storage warehouse</li> <li>General business and professional offices</li> <li>Banks and other financial institutions</li> <li>Fully enclosed eating and drinking establishments</li> <li>Commercial entertainment establishments</li> <li>Municipal and other government buildings</li> <li>Existing apartments in mixed-use structures at the time of passage of this chapter</li> <li>Multifamily dwellings on waterfront (See § 156-36.)</li> <li>Wholesale storage and distributive establishments, including lumberyards</li> <li>Auto sales and showroom establishments, but not including auto body repair shops exclusively as principal uses (See § 156-29.)</li> </ol>	<ol style="list-style-type: none"> <li>Parking and loading facilities for the principal uses (See § 156-42.)</li> <li>Signs (See § 156-41.)</li> <li>(Reserved)</li> <li>Any accessory use allowed by right in an R District</li> <li>Tents (See § 156-39.1.)</li> <li>Outdoor dining, provided such outdoor dining is accessory to a fully enclosed eating or drinking establishment (See § 156-39.4.)</li> <li>Sidewalk cafes, provided such outdoor cafe is accessory to a fully enclosed eating or drinking establishment (See § 156-39.4.)</li> </ol>	<ol style="list-style-type: none"> <li>Elevator office buildings for professional and general office use</li> <li>Motels</li> <li>Multifamily dwellings for the elderly (See § 135-39.)</li> <li>Existing service stations and repair garages (See § 156-30.)</li> <li>Fast-food restaurants (See § 156-31.)</li> <li>Designed shopping centers (See § 156-32.)</li> <li>Hotels</li> <li>Fraternal, social, civic or other semipublic club buildings</li> <li>Houses of worship</li> <li>Public transportation terminal facilities</li> <li>Public utility installations (See § 156-37.)</li> <li>Bed-and-breakfast establishment</li> <li>Multifamily dwelling for the elderly</li> <li>Recreation center (See § 156-45.3)</li> </ol>	40,000	200	200	40	25	30					35 60 for office buildings	5,000	30% 40% for office buildings		(See schedules in § 156-42.)			

**CARMEL CODE**  
**Schedule of District Regulations**  
**(Cont'd)**  
**Town of Carmel, New York**  
**Zoning Ordinance**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		20	21	
District	Uses Allowed by Right		Conditional Uses	Minimum Required Lot Dimensions			Minimum Required Yard Dimensions (See Col. 21.) (feet)						Maximum Permitted Height of Buildings (See Col. 21.)		Minimum Required Floor Area of Buildings (square feet)	Maximum Permitted Coverage of Lot by Buildings (percent)	Maximum Permitted Floor Area Ratio	Off-Street Parking		Off-Street Loading	Exceptions	
	Principal	Accessory		Area (square feet)	Width (feet)	Depth (feet)	Applying to Principal Buildings			Applying to Accessory Buildings			Stories	Feet				In Connection with Dwelling Unit	Spaces			Berths
							Front	Side	Rear	Front	Side	Rear										
C Commercial (Cont'd)	11. Fully enclosed establishments for the sale and repair of machinery and equipment 12. Theaters and other fully enclosed commercial entertainment establishments 13. Funeral homes 14. Retail sales and service establishments in buildings which existed prior to July 7, 1982, and which contained a retail sales or service establishment as a principal use 15. Single-family dwellings 16. Day-care center (See § 156-39.2.)																					
C/BP Commercial/ Business Park	1. Light manufacturing, converting, processing, altering, assembling, finishing, printing or other handling of materials or products (See § 156-33.) 2. Fully enclosed wholesale distributors or storage establishments, but excluding retail sales (See § 156-33.) 3. Research laboratories (See § 156-33.) 4. Data processing and computer centers 5. Business and professional offices 6. Hospitals, medical clinics and animal hospitals 7. Commercial establishments, including gasoline service stations with accompanying retail stores that existed at time this amendment was adopted 8. Fully enclosed eating and drinking establishments 9. Retail sales and service establishments 10. Day-care centers (See § 156-39.2.) 11. Self-storage warehouses. (See § 156-33.)	1. Any accessory use allowed in a C District 2. Tents (See § 156-39.1.)	1. Metal working and machine shops (See § 156-33.) 2. Laundry and dry-cleaning plants 3. Public utility installations (See § 156-37.) 4. Bed-and-breakfast establishment 5. Multifamily dwellings for the elderly 6. Hotel (See § 156-35.) 7. Recreation center (See § 156-45.3)	3 acres	200	200	50	40	40					40, except research labs, data processing and computer centers, office buildings and hotels, which shall not exceed 60	5,000	40%		(See schedules in § 156-42.)				
CN Conservation	1. Flood hazard areas designated by the Federal Department of Housing and Urban Development (See § 156-34.) 2. Public parks and other recreation areas and conservation (See § 156-34.) 3. Wetlands designated by the Town of Carmel Environmental Conservation Board		1. Single-family dwellings (See § 156-34) and any accessory structure, building or use after the application has received approval from the Town of Carmel Environmental Conservation Board, New York State Department of Environmental Protection or other public agency having jurisdiction at the time of application 2. Bed-and-breakfast establishments 3. Multifamily dwellings for the elderly 4. Recreation center (See § 156-45.3)															(See schedules in § 156-42.)				