

ZONING
156 Attachment 1

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

				Minimum Required Lot Dimensions			Minimum Required Yard Dimensions (feet)						Maximum Permitted Height of Buildings		Maximum Permitted Lot Coverage (Percent)
	Principal Permitted Uses (References in Parentheses are specific standards applicable to use)	Principal Uses Allowed By Special Use Permit (References in Parentheses are specific standards applicable to use)	Accessory Uses (References in Parentheses are specific standards applicable to use)	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Applying to Principal Building/Use			Applying to Accessory Building/Use					
District							Front	Side	Rear	Front	Side	Rear	Stories	Feet	
CN Conservation	1. Public parks and other recreation and conservation areas.	1. Single-family dwellings. 2. Recreation center (§ 156-36.23). 3. Golf course (§ 156-36.5). 4. Public utility installations (§ 156-36.22).	1. Private garages accessory to residential uses. 2. Shoreline activities; piers and docks (§ 156-26). 3. Storage sheds. 4. Small residential storage shed (§ 156-19). 5. Private swimming pools, tennis courts, pool house (§ 156-23). 6. Fences and walls (§ 156-19). 7. Signs (§ 156-42). 8. Off-street parking and loading (§ 156-43). 9. Noncommercial garden or greenhouse. 10. Customary home occupations (§ 156-36.16). 11. Solar energy systems (§ 156-25). 12. Electronic vehicle charging station (§ 156-25). 13. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	75	50	50	75	35	25	2.5	35	15
LDR Low Density Residential	1. Agricultural operations. 2. Parks, playgrounds and other recreation facilities operated by the Town of Carmel. 3. Single-family dwellings. 4. Municipal offices, fire and police stations, schools and other similar uses. 5. Horse boarding operation. 6. Horse riding academy. 7. Place of worship.	1. Parks, playgrounds and other public or private recreation facilities not operated by the Town of Carmel. 2. Annual membership clubs (§ 156-36.5). 3. Day camps (§ 156-36.9). 4. Educational institutions (§ 156-36.14). 5. Craft beverage establishment, provided frontage and access is from a state or county road. (See § 156-36.7). 6. Site-down restaurant, provided frontage and access is from a state or county road, or principal or minor arterial as per the NYSDOT functional classification maps. 7. Corridor commercial (§ 156-36.6). 8. Custom workshop or studio, provided frontage and access is from a state or county road. 9. Day-care center and day nursery, provided frontage and access is from a state or county road (§ 156-36.10). 10. Day spa, provided frontage and access is from a state or county road. 11. Golf course (§ 156-36.5). 12. Boutique hotel, provided frontage and access is from a state or county road (§ 156-36.17). 13. Public utility installations (§ 156-36.22).	1. Private garages accessory to residential uses. 2. Shoreline activities; piers and docks (§ 156-26). 3. Storage sheds. 4. Small residential storage shed (§ 156-19). 5. Private swimming pools, tennis courts, pool house (§ 156-23). 6. Fences and walls (§ 156-19). 7. Signs (§ 156-42). 8. Off-street parking and loading (§ 156-43). 8. Noncommercial garden or greenhouse. 9. Tents (§ 156-24). 10. Commercial vehicle parking accessory to a single-family residence only (§ 156-43.L). 11. Private stables (§ 156-22). 12. Customary home occupations (§ 156-36.16). 13. Accessory dwelling unit (§ 156-15). 14. Short-term rental (§ 156-36.4). 15. Solar energy systems (156-25). 16. Farm stand (§ 156-20). 17. Electronic vehicle charging station (§ 156-25). 18. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	75	50	50	75	35	25	2.5	35	15

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District							Front	Side	Rear	Front	Side	Rear	Stories	Feet	
MDR Medium Density Residential	1. Single-family dwellings. 2. Parks, playgrounds and other recreation facilities operated by the Town of Carmel. 3. Municipal offices, fire and police stations, schools and other similar uses. 4. Place of worship.	1. Parks, playgrounds and other public or private recreation facilities not operated by the Town of Carmel. 2. Corridor commercial use (§ 156-36.6). 3. Day-care center and day nurseries (§ 156-36.10). 4. Public utility installations (§ 156-36.22). 5. Site-down restaurant, provided frontage and access is from a state or county road, or principal or minor arterial as per the NYSDOT functional classification maps.	1. Private garages accessory to residential uses. 2. Shoreline activities; piers and docks (§ 156-26). 3. Storage sheds. 4. Small residential storage shed (§ 156-19). 5. Private swimming pools, tennis courts, pool house (§ 156-23). 6. Fences and walls (See § 156-19). 7. Signs (§ 156-42). 8. Off-street parking and loading (§ 156-43). 9. Noncommercial garden or greenhouse. 10. Tents (§ 156-24). 11. Commercial vehicle parking accessory to a single-family residence only (§ 156-43L). 12. Private stables (§ 156-22). 13. Customary home occupations (§ 156-36.16). 14. Accessory dwelling unit (§ 156-15). 15. Short-term rental (§ 156-36.4). 16. Solar energy systems (156-25). 17. Electronic vehicle charging station (§ 156-25). 18. Other accessory uses clearly customarily and incidental to the principal use.	40,000	100	150	40	25	40	40	20	20	2.5	35	25
SMR Senior/Multifamily Residential	1. Single-family dwellings. 2. Parks, playgrounds and other recreation facilities operated by the Town of Carmel. 3. Municipal offices, fire and police stations, public schools and other similar uses. 4. Nursery schools and day nurseries. (See § 156-36.10). 5. Place of worship.	1. Parks, playgrounds and other public or private recreation facilities not operated by the Town of Carmel. 2. Recreation center (See § 156-36.23). 3. Senior citizen multifamily dwellings (§ 156-36.21). 4. Multifamily dwellings including townshouses (§ 156-36.21). 5. Public utility installations (See § 156-36.22).	1. Private garages accessory to residential uses. 2. Shoreline activities; piers and docks (§ 156-26). 3. Storage sheds. 4. Small residential storage shed (§ 156-19). 5. Private swimming pools, tennis courts, pool house (§ 156-23). 6. Fences and walls (§ 156-19). 7. Signs (§ 156-42). 8. Off-street parking and loading (§ 156-43). 9. Noncommercial garden or greenhouse. 10. Tents (See § 156-24). 11. Commercial vehicle parking accessory to a single-family residence only (§ 156-43L). 12. Customary home occupations (§ 156-36.16). 13. Accessory dwelling unit (§ 156-15). 14. Solar energy systems (§ 156-25). 15. Electronic vehicle charging station (§ 156-25). 16. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	75	50	50	75	35	25	2.5	35	35

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District							Front	Side	Rear	Front	Side	Rear	Stories	Feet	
HR Hospital Residential	1. Medical offices. 2. Distribution and light assembly of medical equipment and supplies. 3. Pharmaceutical and health sciences. 4. Restaurant. 5. Florist and gift shop. 6. Parks, playgrounds and other recreation facilities operated by the Town of Carmel. 7. Municipal offices, fire and police stations, and other similar uses. 8. Nursery schools and day nurseries (§ 156-36.10). 9. Place of worship.	1. Hospital, general. 2. Multifamily dwellings (§ 156-36.21). 3. Parks, playgrounds and other public or private recreation facilities not operated by the Town of Carmel. 4. Hotel (§ 156-36.17). 5. Boutique hotel (§ 156-36.17). 6. Public utility installations (§ 156-36.22).	1. Private garages accessory to residential uses. 2. Shoreline activities; piers and docks (§ 156-26). 3. Private swimming pools, tennis courts, pool house (§ 156-26). 3. Private swimming pools, tennis courts, pool house (§ 156-23). 4. Fences and walls (§ 156-19). 5. Signs (§ 156-42). 6. Off-street parking and loading (§ 156-43). 7. Garden or greenhouse accessory to florist and gift shop. 8. Customary home occupations (§ 156-36.16). 9. Solar energy systems (§ 156-25). 10. Electronic vehicle charging station (§ 156-25). 11. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	75	50	50	75	35	25	2.5	35	35
MHP Manufactured Home Park	1. None	1. Manufactured housing (§ 156-36.19). 2. Public utility installations (§ 156-36.22).	1. Off-street parking and loading (§ 156-43). 2. Customary home occupations (§ 156-36.16). 3. Solar energy systems (§ 156-25). 4. Signs (§ 156-42). 5. Electronic vehicle charging station (§ 156-25). 6. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	75	50	50	75	35	25	2.5	35	35
HMC Hamlet Mixed Use Center	1. Retail uses. 2. Professional and medical offices. 3. Banks and other financial institutions. 4. Restaurants. 5. Bars and taverns. 6. Winery, brewery and distillery. 7. Municipal and other governmental uses. 8. Fraternal, social, civic or other semipublic club buildings. 9. Day spa. 10. Museum. 11. Farm market; health food store and market. 12. Hardware store. 13. Fitness facility. 14. Nightclub. 15. Personal service use. 16. Funeral establishment. 17. Movie theater. 18. Place of worship. 19. Antique shoes. 20. Art galleries.	1. Multifamily dwellings on waterfront (§ 156-36.21) in existence on the effective date of this law. 2. Dwellings above ground floor nonresidential uses (§ 156-36.20). 3. Dwellings in the HMC zone (§ 156-36.13). 4. Parks, playgrounds and other public or private recreational facilities not operated by the Town of Carmel. 5. Hotel (§ 156-36.17). 6. Boutique hotel (§ 156-36.17). 7. Marinas (§ 156-26). 8. Craft beverage establishments (§ 156-36.7). 9. Custom workshop or studio. 10. Public utility installations. (§ 156-36.22)	1. Off-street parking and loading (§ 156-43). 2. Shoreline activities; piers and docks (§ 156-26). 3. Signs (§ 156-42). 4. Outdoor dining, provided such outdoor dining is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 5. Sidewalk cafes, provided such outdoor cafe is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 6. Drive through facility for financial institution only (§ 156-36.12). 7. Solar energy systems (§ 156-25). 8. Short-term rentals (§ 156-36.4). 9. Electronic vehicle charging station (§ 156-25).	10,000	75	80	0, but if required by the Planning Board, 10 feet	10 (0 if attached to adjoining building)	25	10	10	10	3(1)	35(1)	65

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District							Front	Side	Rear	Front	Side	Rear	Stories	Feet	
NB Neighborhood Business	1. Retail uses. 2. Medical and professional offices. 3. Banks and other financial institutions. 4. Restaurants, sit down and fast food. 5. Bars and taverns. 6. Municipal and other governmental uses. 7. Fraternal, social, civic or other semipublic club buildings. 8. Fitness facility. 9. Farm market; health food store and market. 10. Hardware store. 11. Dry cleaning establishment. 12. Personal service use. 13. Funeral establishment.	1. Designed shopping center (§ 156-36.11). 2. Craft beverage establishment (§ 156-36.7). 3. Custom workshop or studio.	1. Off-street parking and loading (§ 156-43). 2. Signs (§ 156-42). 3. Outdoor dining, provided such outdoor dining is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 4. Sidewalk cafes, provided such outdoor cafe is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 5. Solar energy systems (§ 156-25). 6. Electronic vehicle charging station (§ 156-25). 7. Other accessory uses clearly customarily and incidental to the principal use.	10,000	75	80	25	15	25	25	10	10	3(1)	35(1)	40
CB Corridor Business	1. Retail uses. 2. Business, medical and professional offices. 3. Bars and taverns. 4. Banks and other financial institutions. 5. Restaurants, sit down and fast food. 6. Municipal and other government buildings. 7. Fraternal, social, civic or other semipublic club buildings. 8. Fitness facility. 9. Farm market; health food store and market. 10. Hardware store. 11. Dry cleaning establishment. 12. Landscape materials, retail and wholesale. 13. Personal service use. 14. Research laboratories. 15. Self-storage warehouse. 16. Trade or vocational school. 17. Funeral establishment.	1. Automotive repair facility (§ 156-36.3). 2. Automobile service station (§ 156-36.1). 3. Self-storage warehouse (§ 156-36.18). 4. Wholesale storage and distribution, including lumberyards (§ 156-36.18). 5. Auto sales and showroom establishments, but not including auto body repair shops exclusively as principal uses (§ 156-36.2). 6. Contractor establishment. 7. Veterinary hospital (§ 156-36.28). 8. Animal kennel (§ 156-36.28). 9. Designed shopping center (§ 156-36.11). 10. Craft beverage establishment (§ 156-36.7). 11. Hotel (§ 156-36.17). 12. Custom workshop or studio.	1. Parking and loading (§ 156-43). 2. Signs (§ 156-42). 3. Outdoor dining, provided such outdoor dining is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 4. Sidewalk cafes, provided such outdoor cafe is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 5. Solar energy systems (§ 156-25). 6. Electronic vehicle charging station (§ 156-25). 7. Other accessory uses clearly customarily and incidental to the principal use.	40,000	150	100	40	25	40	40	20	20	2.5	35	45
TC Town Commercial	1. Retail uses. 2. Professional, business and medical offices. 3. Banks and other financial institutions. 4. Restaurants, site down and fast food. 5. Bars and taverns. 6. Municipal and other governmental uses. 7. Fraternal, social, civic or other semipublic club buildings. 8. Fitness facility. 9. Indoor commercial recreation. 10. Farm market; health food store. 11. Hardware store. 12. Grocery store. 13. Personal service use. 14. Research laboratories. 15. Planned Mixed Use Development (§ 156-49).	1. Automotive repair facility (§ 156-36.3). 2. Automobile service station (§ 156-36.1). 3. Fast food restaurant with drive-through (§ 156-36.12). 4. Designed shopping center (§ 156-36.11). 5. Craft beverage establishment (§ 156-36.7). 6. Hotel (§ 156-36.17). 7. Custom workshop or studio. 8. Designed shopping center (§ 156-36.11).	1. Parking and loading (§ 156-43). 2. Signs (§ 156-42). 3. Outdoor dining, provided such outdoor dining is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 4. Sidewalk cafes, provided such outdoor cafe is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 5. Solar energy systems (§ 156-25). 6. Electronic vehicle charging station (§ 156-25). 7. Other accessory uses clearly customarily and incidental to the principal use.	40,000	150	100	40	25	40	40	20	20	2.5	35	50

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District							Front	Side	Rear	Front	Side	Rear	Stories	Feet	
PRD Planned Recreation Destination	1. Agricultural operations. 2. Bars and taverns. 3. Restaurant, sit down and fast food. 4. Farm market. 5. Fitness facility. 6. Museum. 7. Riding academy. 8. Horse boarding operation. 9. Day camp. 10. Movie theater. 11. Retail uses. 12. Business, medical and professional offices. 13. Single-family dwellings. 14. Planned Mixed Use Development (§ 156-49).	1. Recreation center (§ 156-36.23). 2. Craft beverage establishment (§ 156-36.7). 3. Hotel (§ 156-36.17). 4. Boutique hotel (§ 156-36.17). 5. Cultural and performing arts center (§ 156-36.8). 6. Custom workshop or studio. 7. Resort (§ 156-36.24). 8. Contractor Establishment (§ 156-36.29). 9. Data Center (§ 156-36.30).	1. Parking and loading (§ 156-43). 2. Signs (§ 156-42). 3. Outdoor dining, provided such outdoor dining is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 4. Sidewalk cafes, provided such outdoor cafe is accessory to a fully enclosed eating or drinking establishment (§ 156-21). 5. Solar energy systems (§ 156-25). 6. Electronic vehicle charging station (§ 156-25). 7. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	75	50	50	75	35	25	2.5	35	40
BP Business Park	1. Light industry, converting, processing, altering, light assembly, finishing, printing or other handling of materials or products. 2. Wholesale or warehouse use. 3. Research laboratories. 4. Data processing and computer centers. 5. Business and professional offices. 6. Restaurant. 7. Self-storage warehouses. 8. Entertainment production studio. 9. Fitness facility. 10. Trade or vocational school. 11. Landscape materials, retail and wholesale.	1. Metal working and machine shops. 2. Laundry and dry-cleaning plants. 3. Fuel storage. 4. Public utility installations (§ 156-36.22). 5. Veterinary hospital (§ 156-36.28). 6. Animal kennel (§ 156-36.28). 7. Craft beverage establishment (§ 156-36.7). 8. Hotel (§ 156-36.17). 9. Indoor pistol range.	1. Parking and loading (§ 156-43). 2. Signs (§ 156-42). 3. Solar energy systems (§ 156-25). 4. Electronic vehicle charging station (§ 156-25). 5. Other accessory uses clearly customarily and incidental to the principal use.	120,000	200	200	50	40	40	50	25	25	4	50	55
ED Economic Development (Floating Zone)	REFER TO § 156-30 OF ZONING CHAPTER			REFER TO ZONING CHAPTER											

Notes: (1) The Planning Board, in its discretion, may allow an Applicant 3.5 stories, and up to no more than 40 feet, provided it determines that the additional story is in keeping with the architecture of the zoning district and height of buildings on adjoining properties, where the additional building height allows for below grade parking, allows utilities to be screened within the upper story, and will not be detrimental to the neighborhood within which it is located.