

ZONING

A Attachment 1

Village of Tuckahoe

Schedule of Permitted Uses
[L.L. No. 1-2005, § 1; L.L. No. 10-2009, § 4]

District	Permitted Principal Uses	Special Permit Uses	Accessory Uses
Residence A-10	1. One-family dwellings 2. Municipal parks and playgrounds 3. Places of worship, including parish houses and religious school buildings and schools	1. Satellite earth stations or dish antennas 2. Family care or group care facility 3. Day-care facility	1. Customary home occupations 2. Professional offices 3. Garden house, pool house, playhouse, green or swimming pool 4. Boarders or lodgers 5. Private garage for residents and leasing (not more than one space) nonresidents 6. Customary household pets 7. Nonilluminated signs 8. Fences or garden walls 9. Satellite earth stations or dish antennas with special permit
Residence A-5	1. Any use permitted in Residence A-10 Districts	Any special permit use permitted in Residence A-10	1. Satellite earth stations or dish antennas with special permit
Residence B	1. Any use permitted in Residence A-5 Districts 2. Dwelling for two families	Any special permit use permitted in Residence A-5	1. Any accessory use listed in Residence A-10 2. Private garage for not more than two vehicles may be maintained 3. No living quarters or sleeping rooms are permitted
Apartment 3	1. Any use permitted in Residence B Districts 2. Apartment buildings for 1-family residential with at least 7 units 3. Townhouses with at least 2 and less than 8 attached 1-family dwellings 4. Senior citizen housing	Any special permit use permitted in Residence B	1. Any accessory use listed in Residence A-10 2. Garden house, pool house, playhouse, greenhouse or swimming pool for apartment buildings or senior citizen housing 3. Fences or garden walls for apartment buildings or senior citizen housing 4. Satellite earth stations or dish antennas with special permit 5. Apartment buildings: private garages less than 42 feet high and professional offices on ground floor 6. Senior citizen housing: private garages less than 42 feet high; open space; medical-related facilities; recreational facilities; personal service stores
Business/ Residential	1. Any use permitted in Business Districts 2. Apartments for 1-family residential at or above the 2 nd story	Any special permit use permitted in Business Districts	1. Any accessory use listed in Residential A-10 2. Customary home occupations and professional offices shall occupy a maximum of 30% of an apartment or dwelling unit 3. No dance instruction is permitted 4. Music instruction is limited to one pupil at a time
Business	1. Retail stores and banks 2. Personal service stores 3. Business, professional or government offices 4. Service establishments of a non-personal nature 5. Theaters and restaurants 6. Laundry and cleaning establishments 7. Newspaper printing 8. Signs, excluding billboards 9. Places of worship	1. Family care or group care facility 2. Day-care facility 3. Sports and health clubs 4. Funeral parlors 5. Manufacturing assembling, converting, altering, finishing, cleaning or processing of products 6. Off-street parking lots and accessory garages 7. Hospitals and hotels 8. Schools	None
Industry	1. Offices for professional, executive or administrative purposes 2. Scientific or research laboratories 3. Fabrication and assembly of products 4. Processing of materials 5. Motor vehicle filling stations or body/repair shops 6. Quarters for caretakers or watchmen 7. Facilities for furnishing meals and selling refreshments and personal convenience items to employees of uses	1. Motor vehicle filling station or body/repair shop requires special permit approval from Zoning Board of Appeals 2. Outdoor storage 3. Sports and health clubs	None

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General Commercial	<p>in a particular development</p> <ol style="list-style-type: none"> 1. Offices for executive, administrative or clerical purposes 2. Scientific or research laboratories 3. Warehouse and storage facility enclosed within a building 4. Schools 5. Sports and health clubs 6. Hotels 7. Restaurants 8. Retail and service businesses 9. Churches 	<ol style="list-style-type: none"> 1. Motor vehicle filling stations or motor vehicle repair/body shops 2. Outdoor storage. In case of temporary outdoor storage for a duration less than 90 days, permission may be granted by the Village Building Department 3. Manufacturing, including the fabrication and assembly of products, and incidental storage, sale and distribution of such products, but excluding heavy industrial processing where products are extracted from raw materials 	<ol style="list-style-type: none"> 1. Within a hotel, a public dining area or restaurant, recreation space, a lounge, a pool or a meeting room or meeting rooms 2. Quarters for caretakers or watchmen on the site of the use to which the same are appurtenant 3. Satellite earth station or dish antenna less than 24 inches in diameter 4. Signs 5. Fences and walls 6. Garages or parking structures

NOTES:

1. (Parentheses) indicate old permitted uses, which apply to lots that existed on or before July 1, 1999.