

ZONING

125 Attachment 2

Town of Bedford

SCHEDULE OF USE REGULATIONS – PRINCIPAL USES

[Amended 6-14-1983; 9-17-1985; 10-29-1985; 7-20-1999; 7-14-2009 by L.L. No. 5-2009; 10-5-2010 by L.L. No. 5-2010; 9-17-2015 by L.L. No. 12-2015]

P = Permitted principal use

Uses	R-4A; R-2A; R-1A	R-½A; R-¼A	TF	MF; VA	RO	PB-O	PB-R	NB	CB	RB	LI	EL	PB-O(K)
Single-family dwelling	P	P	P	P				P	P	P	P		P
Two-family dwelling ¹	P ¹	P ¹	P	P				P	P	P	P		
Townhouse dwelling ¹	P ¹	P ¹	P ¹	P				P	P	P	P		
Multifamily dwelling ¹	P ¹	P ¹	P ¹	P				P	P	P	P		
Crop farming	P	P	P	P	P ²	P	P	P	P	P	P		P
Public school	P	P	P	P	P ²	P	P	P	P	P	P		P
Municipal use	P	P	P	P	P ²	P	P	P	P	P	P		P
Business and professional offices, including executive, administrative, editorial, educational, engineering, financial and statistical purposes					P ²	P	P	P	P	P	P		
Medical office						P	P	P	P	P	P		
Bank							P	P	P	P	P		
Laboratory for research and development					P ²						P		
Retail sales							P	P	P	P	P		
Personal services							P	P	P	P	P		
Restaurant, except fast-food; delicatessen							P	P	P	P			
Fast-food restaurant										P			
Drive-through facility										P	P		
Motion-picture or other theater							P	P	P	P			
Funeral home								P	P	P			
Wholesale business, storage or warehouse											P		
Manufacturing, fabricating, assembling or finishing of products											P		
Outdoor storage of commercial and industrial vehicles and construction equipment; printing plants											P		
Railroad station or bus passenger shelter	P	P	P	P	P ²	P	P	P	P		P		

BEDFORD CODE

Uses	R-4A; R-2A; R-1A	R-½A; R-¼A	TF	MF; VA	RO	PB-O	PB-R	NB	CB	RB	LI	EL	PB-O(K)
Any use permitted in and subject to the regulations of the most restrictive residence district which abuts the perimeter of a Research Office District. For the purposes of this use, property across a public street from a Research Office District shall be considered as abutting the perimeter of the district					P								
Housing for the elderly												P	
Child day-care center					P	P	P	P	P		P		
Café							P	P	P	P			

NOTES:

¹ Use permitted in all residential districts if approved as a conservation subdivision under § 281 of the Town Law (see Bedford Land Subdivision Regulations) or as a conservation development (see Article VI of this chapter).

² Within any Research Office or RO District as indicated on the Official Zoning Map, no land, building or structure shall be used and no building or structure shall be erected, altered, arranged or designed to be used, in whole or in part, for any use or purpose permitted by this chapter unless the Planning Board shall find the nature of such use shall not cause or result in dissemination of dust, smoke, observable gas or fumes, odor, vibration, flashing or excessive light or noise beyond the boundaries of the site of the building or buildings in which such use is located; physical hazard due to fire, explosion, noxious fumes, radiation or similar cause; a harmful discharge of waste materials; electrical interference beyond the boundaries of the site; or unusual traffic hazards or congestion due to the type or number of vehicles required or public nuisance due to the use of low flying planes.