

ZONING

211 Attachment 1

Village of Buchanan

Schedule of Use Regulations, § 211-10

[Amended 6-17-1991 by L.L. No. 3-1991; 12-5-1994 by L.L. No. 3-1994; 7-8-2002 by L.L. No. 2-2002; 12-15-2003 by L.L. No. 1-2003; 7-16-2007 by L.L. No. 3-2011; 7-5-2016 by L.L. No. 1-2016; 10-2-2018 by L.L. No. 4-2018; 5-17-2021 by L.L. No. 3-2021; 9-5-2023 by L.L. No. 7-2023; 6-4-2024 by L.L. No. 4-2024]

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Districts	Uses Permitted by Right	Uses by Special Permit of the Planning Board or Board of Appeals	Uses by Special Permit of the Board of Trustees	Permitted Accessory Uses	Minimum Off-Street Parking Spaces	Minimum Off-Street Loading	Additional Use Regulations
R-40	A. One-family dwellings, but not to exceed one dwelling on any one lot. B. Churches and other places of worship and religious instruction, parish houses and rectories. C. Uses of the Village of Buchanan.	A. Buildings and structures for public utilities. B. Public buildings and structures. C. Essential services. D. Accessory apartments in one-family residences only.		A. Private outdoor swimming pools accessory to a residential use subject to § 211-19D. B. Private garage and parking areas for private passenger vehicles accessory to a residential use subject to § 211-19E. C. Garden sheds and minor accessory structures no larger than 100 square feet subject to § 211-19A. D. Private greenhouse accessory to a residential use. E. Home occupation by special permit of the Zoning Board of Appeals subject to § 211-19B.	A. Residence: two parking spaces for each dwelling unit. B. Church: one parking space for each three seats. C. Elementary or secondary school: One parking space per employee, plus one space per five students in the 11th grade or above. D. Home occupations: one parking space for the nonresident employee, plus one space for each 100 square feet of floor area in such use; in addition to the parking spaces required for the residential use. E. All other uses: one parking space for each 300 square feet of gross floor area.	A. None required for one-family dwellings. B. Requirements for all nonresidential uses shall be determined by the Planning Board on a case-by-case basis.	A. It is the legislative intent of this chapter that it be restrictive in nature. Any use or uses not specifically listed as permitted shall be deemed to be prohibited in all districts. B. All signs shall be subject to the provisions of § 211-20. C. Off-street parking shall be provided for all uses in all districts pursuant to the requirements of Column 5. All off-street parking spaces shall measure at least 10 feet by 20 feet, shall have adequate and well-designed ingress and egress, shall be located on site and shall be located on the same lot as the use to which they are accessory. D. Minimum off-street loading shall be provided for uses requiring the same. The minimum size tractor-trailer loading space shall have at least a fourteen-foot vertical height, a fifty-five-foot depth and a fifteen-foot width. The minimum single-unit loading space shall have at least a thirteen-foot vertical height, a thirty-five-foot depth and a fifteen-foot width. E. When a fraction of a space results from the calculations for off-street parking and loading spaces in Columns 5 and 6, an additional space shall be required. F. An off-street parking space shall be required for each commercial vehicle anticipated by an applicant for any nonresidential use in addition to the spaces required in Column 5.
R-20	A. Same as R-40.	A. Same as R-40.		A. Same as R-40.	A. Same as R-40.	A. Same as R-40.	A. Same as R-40.
R-15	A. Same as R-40.	A. Same as R-40.		A. Same as R-40.	A. Same as R-40.	A. Same as R-40.	A. Same as R-40.
R-10	A. Same as R-40.	A. Same as R-40.		A. Same as R-40.	A. Same as R-40.	A. Same as R-40.	A. Same as R-40.
R-7.5	A. Same as R-40.	A. Same as R-40.		A. Same as R-40.	A. Same as R-40.	A. Same as R-40.	A. Same as R-40.
C-1	A. Same as R-40A, B and C. B. Dwelling units in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of four dwelling units per acre. No more than 50% of total floor area may be utilized for residential purposes. C. The following retail uses are permitted: restaurants, pharmacies, funeral parlors, food stores, delicatessens, furniture and clothing stores, liquor, sporting goods,	A. Dry cleaners, laundry, retail printing, retail mailing and retail reproduction of documents. B. Accessory apartments in one-family residences only. C. Multifamily dwellings or two-family dwellings on parcels of land not less than 40,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of five dwelling units per 40,000 square feet, and provided the parcel adjoins a residentially zoned district		A. Same as R-40. B. Accessory parking and loading.	A. Uses of R-40 District: requirements of that district. B. Bank: one parking space for each 150 square feet of gross floor area. C. Office: one parking space for each 300 square feet of gross floor area. D. Restaurants: one parking space for each three seats. E. Funeral parlors: one parking space for each 50 square feet of gross floor area. F. Furniture stores: one parking space for each 1,000 square feet of gross floor area. G. All other uses: one parking space for each	A. Furniture store: one tractor-trailer loading space for each 10,000 square feet of gross floor area, plus one single-unit loading space for each 10,000 square feet of gross floor area. B. Food store: one tractor-trailer loading space for each 8,000 square feet of gross floor area; based upon the anticipated activities of the proposed use, the Planning Board may require up to 1/3 of the required tractor-trailer loading spaces to be replaced with single-unit loading spaces, the ratio of tractor-trailer space replacement by single-	A. Same as R-40.

BUCHANAN CODE

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	stationery, jewelry, camera and photo supply, florist, beauty and barber shops. D. The following office uses are permitted: banks, real estate, insurance and professional offices.				250 square feet of gross floor area.	unit space to be determined by the Planning Board, provided that the ratio is between one to one and one to two. C. All other nonresidential uses: one single-unit loading space for the first 10,000 square feet of gross floor area, plus one single-unit space for each additional 20,000 square feet of gross floor area.	
C-2	A. Same as C-1A, B, and C. B. Household appliance sales, household appliance repairs and dance studios.	A. Same as C-1A and B. B. Auto repair (minor), fast lubrication gas stations, physical fitness facilities, self-service laundries, subject to § 211-24, gas stations with retail convenient stores and gas stations.		A. Same as C-1.	A. Same as C-1A, B, C, D, E and F. B. Automobile repair, fast lubrication gas stations and gasoline stations: two parking spaces for each service bay; plus one parking space for each employee; plus, for uses with convenience retail, one parking space for each 200 square feet devoted to the display or storage of retail goods. C. Mobile home park: two parking spaces for each dwelling unit, plus two parking spaces for every three dwellings to be provided for overflow parking located within a common area of the park and convenient to the mobile home lots served by the spaces; plus three parking spaces for the mobile home park office. D. Physical fitness facility: one parking space for each 250 square feet of gross floor area. E. All other uses: one parking space for each 250 square feet of gross floor area.	A. Same as C-1. B. Household appliance sales: one single-unit loading space for each 10,000 square feet of gross floor area. C. Automobile repair, gasoline station: one single-unit loading space.	A. Same as R-40.
M-1	A. Gasoline stations, auto repair (minor), auto repair (major), fast lubrication gas stations, gas stations with retail convenience stores.	A. Sheet metal shops, lumberyards, masonry supply, commercial warehouses, self-storage warehouses, fabricated metal products, welding, plumbing and heating, air-conditioning supply, dewatering facility.		A. Same as C-2. B. Retail sales related to principal use occupying up to a maximum of 25% of the floor area.	A. Same as C-2B. B. Manufacturing: two parking spaces for each three employees or one space for each 500 square feet of gross floor area, whichever is greater; plus, for uses with accessory retail, one parking space for each 250 square feet devoted to the display or storage of retail goods. C. Commercial warehousing: one parking space for each two employees or one for each 1,000 square feet of gross floor area, whichever is greater; plus, for uses with accessory retail, one parking space for each 250 square feet devoted to the display or storage of retail goods. D. Self-storage warehousing: one parking space for each 100 storage units; plus one parking space for each employee; a minimum of three spaces shall be provided.	A. Manufacturing: one tractor-trailer loading space for each 10,000 square feet of gross floor area. B. Commercial warehousing: one tractor-trailer loading space for each 8,000 square feet of gross floor area. C. Automobile repair, gasoline station: one single-unit loading space.	A. Same as R-40. B. All residential uses are prohibited in the M-1 Zoning District.
M-2	A. Same as M-1. B. Gypsum board manufacturing. C. Peaceful use of atomic energy.	A. Same as M-1.		A. Same as M-1	A. Same as M-1.	A. Same as M-1.	A. Same as M-1.

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C-1/C-2 Overlay District	One- and two-bedroom multifamily apartment dwellings on parcels of land not less than 20,000 square feet, in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 8 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. No more than 50% of the total floor area may be utilized for residential purposes. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.	A. One- and two-bedroom multifamily apartment dwellings, two-family dwellings, or townhouses on parcels of land not less than 20,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 12 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.	One and two-bedroom multifamily apartment dwellings on parcels of land not less than 4 acres, provided that each dwelling unit contains a minimum of 750 square feet with a maximum of 28 units per 40,000 square feet (prorated), and that the building height does not exceed 65 feet and 5 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Village Board, a number of dwelling units not exceeding 20% of the total, may be three-bedroom units.	A. Same as C-2	A. Same as C-2, except for multifamily apartment dwellings on parcels of land not less than 4 acres; 1.5 parking spaces per dwelling unit	A. Same as C-2	A. Same as C-2