

ZONING

250 Attachment 1

**Town of North Salem
Table of General Use Requirements**

R-1 District

[Amended 5-28-1991; 10-25-1994 by L.L. No. 4-1994; 5-14-1996 by L.L. No. 4-1996; 2-24-1998 by L.L. No. 4-1998; 9-23-2008 by L.L. No. 5-2008; 11-8-2011 by L.L. No. 5-2011; 9-23-2014 by L.L. No. 5-2014; 4-25-2017 by L.L. No. 1-2017; 2-25-2020 by L.L. No. 1-2021]

A District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (1)	C-1 Use Group	D Uses by Special Permit of Town Board or Board of Appeals (1)	D-1 Use Group	E Accessory Uses by Right	F Minimum Off-Street		G Additional Use Requirements		
								Parking For	Minimum Spaces Required			
R-1	Fire or ambulance stations	b	Recreational grounds and facilities - not-for-profit	a	TOWN BOARD Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations	c	The following private structures: greenhouses, barns, silos and toolsheds	Single-family dwellings	2 per dwelling	A buffer with a minimum dimension of the respective required yard may be required as condition of approval for any conditional use in Column C or for special permit use in Column D where such uses may affect the residential character of the neighborhood or the use of the adjoining lot. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where adjacent use is similar to that proposed for conditional or special permit approval.		
	Uses of the Town of North Salem	N/A	Child or adult day-care centers	b		Churches or other places of worship	d	Accessory swimming pools	Churches or other places of worship		1 for each 5 seats or 200 square feet of gross floor area, whichever is greater plus 3 for accessory rectories	
			Nursery schools	a			Accessory tennis courts, paddle tennis courts or other similar courts					
	Public schools	N/A	Libraries, museums and art studios or galleries	b	Private schools	b	Family day care and group family day care	Home occupations and professional offices	1 per 300 square feet of floor area in such uses, but no more than 6			
	Single-family detached dwellings	e	Single-family attached dwellings	(2)	BOARD OF APPEALS Accessory apartments a. Accessory apartment units in main dwellings b. Accessory apartment units in garages or accessory buildings	(3)	Home professional offices	Family day care and group family day care	2 per day-care facility			
	Railroad passenger stations customary accessory convenience services	N/A	Public utilities	N/A			Private garages, carports or open areas for parking of passenger vehicles	e	Customary home occupations		Child and adult day-care centers	1 for each 5 children and adults plus 1 for each administrative and staff member
			Bed-and-breakfast establishments	e					Parish houses, parish halls or rectories, and religious education			
			Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p		The keeping of more than 1 horse	Libraries, museums and art studios and galleries	1 per 200 square feet of floor area				
			Building contractor's business and storage yard	t		Accessory satellite dish antennas (earth receiving stations)			(3)		Multifamily dwellings for elderly and handicapped	1 per dwelling unit, plus 0.5 per bedroom
			Convalescent or nursing homes	d		The serving of food	(3)	The keeping of contained customary farm animals other than horses and pigs, but not more than 12 hens or other fowl and not more than 6 rabbits or 2 other fur-bearing animals	(3)		Convalescent or nursing homes	1 for each 3 beds
						The keeping of more than 3 dogs	(3)					
						The keeping of roosters not to exceed 3 in number	(3)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building	Permitted uses not listed		Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board	
			The keeping of not more than 1 horse									
			Accessory solar energy systems in accordance with § 250-19 of this chapter.									

NOTES:

- (1) Subject to specific supplemental use standards in Article XIII, Conditional Use and Special Permit Standards.
- (2) Subject to the application of § 250-17, Average density; see § 250-18 for additional bulk requirements.
- (3) Same use group as principal use.