

ZONING

250 Attachment 10

Town of North Salem
Table of General Use Requirements
GB District

[Amended 5-28-1991; 7-13-1993 by L.L. No. 4-1993; 10-25-1994 by L.L. No. 4-1994; 2-24-1998 by L.L. No. 4-1998; 11-9-2010 by L.L. No. 2-2010; 11-8-2011 by L.L. No. 5-2011; 7-23-2013 by L.L. No. 5-2013; 9-23-2014 by L.L. No. 5-2014; 6-23-2015 by L.L. No. 2-2015; 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	
GB	Personal service businesses, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	1	Apartments accessory to commercial establishments	(2)	TOWN BOARD Private schools	d	Parish houses, parish halls or rectories, and religious education	Accessory apartments	2 per apartment	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. Any permitted use in this district, which is located on a lot, the lot lines of which lie within 15 feet of a residential district boundary, shall be screened along such lot lines No accessways, parking, loading or storage areas shall be provided within 15 feet of any residence district, and such areas shall be landscaped so as to screen such areas from said adjoining district. Exterior illumination shall be so installed as to reflect light away from adjoining streets or residential properties and as to prevent any nuisance All uses except parking, loading, recreation, communication and utility facilities shall be within fully enclosed structures or as otherwise permitted.
	Uses of the Town of North Salem	N/A	Indoor recreation	e	Churches or other places of worship	b	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old	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	
	Public schools	N/A	Public utilities	N/A	Hotels	m				
	Fire or ambulance stations	1	Multifamily dwellings	n	BOARD OF APPEALS Accessory satellite dish antennas (earth receiving stations)	(2)	Off-street parking and loading facilities	Child and adult day-care centers	1 for each 5 children and adults plus 1 for each administrative and staff member	
	Libraries, museums and art studios and galleries	k	Motor vehicle service stations	1	Apartments accessory to single-family detached dwellings	(2)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building, except as otherwise permitted	Libraries, museums and studios and art galleries	1 per 200 square feet of gross floor area	
	Business offices or professional offices and banks	1	Multifamily dwellings containing all affordable housing dwelling units	o	The serving of food	(2)	Accessory food service ancillary to a permitted retail use, consisting of limited kitchen facilities providing quickly prepared and packaged food items (i.e., delicatessen, seasonal food or baked goods) involving only over the counter service with or without limited convenience seating not to exceed 16 seats (combined interior or exterior), which convenience seating area shall be subject to the standards set forth in § 250-77.7G, H, I, J, K, L and M of this chapter.	Membership clubs	4 per court, plus 1 per 200 square feet of gross floor area of accessory use	
	Restaurants and other food service establishments where customers are served only when seated at tables or counters	1	Nursery schools	1	Accessory seasonal outdoor restaurant seating	L		Retail stores, personal service businesses barbershops, etc.	1 per 200 square feet of gross floor area	
	Barbershops and beauty parlors, shoe repair and tailor shops	1	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p				Business or professional offices and banks	1 per 150 square feet ground gross floor area, plus 1 per 300 square feet of gross floor area for all other areas	
	Medical and dental offices or clinics	1	Apartments accessory to commercial establishments	(2)				Medical and dental offices or clinics	4 per practitioner, plus 1 per employee	
	Retail businesses including stores and shops for the sale of baked goods, drugs, dry goods, groceries, fruits, vegetables, meats, liquor, notions, stationery, toilet articles, books and flowers, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	1	Child and adult day-care centers	1				Restaurants (sit-down) and accessory seasonal outdoor restaurant seating	1 per 50 square feet of gross floor area or 1 per 4 seats, plus 1 for every 2 employees, whichever is greater	
	Retail businesses including stores and shops for the sale of antiques, art supplies, clothing, furniture, garden and farm supplies and equipment, gifts, household appliances, music, jewelry, hardware, shoes and video supplies, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet.	1	Charitable, fraternal or social membership clubs	J				Accessory retail use food service (seating)	1 per 4 seats	
	Railroad passenger stations customary accessory convenience services.	N/A						Hotels	1 per guest room, plus 1 for each 2 employees, plus accessory use parking as required	
								Multifamily dwellings including those containing affordable housing dwelling units	1 per dwelling and plus 0.5 per bedroom	
								Permitted uses not listed	Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board	
								Motor vehicle service stations	1 per 200 square feet of gross floor area, excluding service and repair garages	

NOTES:

(1) Subject to specific supplemental use standards in Article XIII, Conditional Use and Special Permit Standards.

XXXX CODE

(2) Same use group as principal use.