

ZONING

250 Attachment 11

**Town of North Salem  
Table of General Use Requirements  
PO 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; 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; 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				
PO	Fire or ambulance stations	l	Apartments accessory to commercial establishments	(2)	<b>TOWN BOARD</b> Private schools	d	Accessory swimming pools	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.  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.  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					Public utilities	N/A	<b>BOARD OF APPEALS</b> Apartments accessory to single-family detached dwellings		(2)	Accessory tennis courts, paddle tennis courts or other similar courts	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										
			1 per 300 square feet of floor area in such uses, but no more than 6										
	Public schools	N/A	Child and adult day-care centers	l	Accessory satellite dish antennas (earth receiving stations)	(2)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building, except as otherwise permitted	Home occupations and professional offices					
	Restaurants and other food service establishments where customers are served only when seated at tables or counters	k	Nursery schools	l				The serving of food	k		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	Bed-and-breakfast establishments	f	Accessory seasonal outdoor restaurant seating	l	Customary home occupations	Home professional offices					
	Business offices or professional offices and banks	k	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p				Private garages, carports or open areas for parking of passenger vehicles	Parish houses, parish halls or rectories, and religious education		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		
	Medical and dental offices or clinics	k	Charitable, fraternal or social membership clubs	l				Off-street parking and loading facilities	Accessory solar energy systems in accordance with § 250-19 of this chapter.		The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old	Libraries, museums and art studios and galleries	
	Single-family detached dwellings	f										Membership clubs	1 per 200 square feet of gross floor area
													4 per court, plus 1 per 200 square feet of gross floor area of accessory use
	Personal service businesses, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	k	Charitable, fraternal or social membership clubs	l				Off-street parking and loading facilities	Accessory solar energy systems in accordance with § 250-19 of this chapter.		The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old	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													
										4 per practitioner, plus 1 per employee			
							Bed-and-breakfast establishments						
							2 per dwelling, plus 1 per bedroom available for overnight accommodations						
							Permitted uses not listed above						
							Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board						

**NOTES:**

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

(2) Same use group as principal use.