

ZONING

250 Attachment 12

Town of North Salem  
Table of General Use Requirements  
RO District

[Amended 5-28-1991; 10-25-1994 by L.L. No. 4-1994; 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]

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	
RO	Medical and dental offices or clinics	e	Laboratory and research facilities	n	TOWN BOARD	d	Parish houses, parish halls or rectories, and religious education	Churches or other places of worship	1 for each 5 seats or 200 square feet of floor area, whichever is greater plus 3 for accessory rectories	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.
	Personal service businesses for the conduct of studio instruction such as exercise, art, dance, martial arts, yoga, music or other personal or group studios providing instructional classes and lessons	e	Tradesman offices	e						
	Uses of the Town of North Salem	N/A	Public utilities	N/A	BOARD OF APPEALS	(2)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building, except as otherwise permitted	Personal service businesses	1 per 200 square feet of gross floor area	
	Fire or ambulance stations	l	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p				Accessory satellite dish antennas (earth receiving stations)	(2)	
	Business offices or professional offices and banks	e	Apartments accessory to commercial establishments	(2)	Apartments accessory to single-family detached dwellings	(2)	Parking lots for the Town of North Salem	Tradesman offices	1 per 300 square feet of gross floor area plus suitable spaces for trade vehicles	
	Libraries, museums and art studios and galleries	m	Indoor recreation	e	Accessory solar energy systems in accordance with § 250-19 of this chapter.		Accessory solar energy systems in accordance with § 250-19 of this chapter.	Indoor and accessory outdoor recreation facilities	1 per 500 square feet of gross floor area plus 1 per staff member	
	Public schools	N/A	Child and adult day-care centers	e						
			Indoor light industry	e						
			Veterinary offices and animal hospital	e						
			Nursery schools	l						
			Charitable, fraternal or social membership clubs	j						
								Indoor light industry and laboratory and research facilities	1 per 300 square feet of gross floor area for administrative areas and offices plus 1 per 1,000 square feet for all other areas	
								Accessory apartments	2 per apartment	
								Medical and dental offices or clinics, and veterinary offices and animal hospitals	4 per practitioner, plus 1 per employee	
							Permitted uses not listed	Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board		

NOTES:

- (1) Subject to specific supplemental use standards in Article XIII, Conditional Use and Special Permit Standards.
- (2) Same use group as principal use.