

ZONING

250 Attachment 3

Town of North Salem
Table of General Use Requirements
R-4 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; 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-4	The raising of field and garden crops and vineyards and orchard farming	a	Nursery schools	l	TOWN BOARD Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations BOARD OF APPEALS Accessory apartments a. Accessory apartment units in main dwellings b. Accessory apartment units in garages or accessory buildings Riding academies, boarding stables and breeding farms The keeping of more than 2 horses not covered in item 2 Roadside stands for the display and sale of farm produce or other food grown on the site and beverage or other products of permitted home manufacture Accessory satellite dish antennas (earth receiving stations) The serving of food The keeping of more than 3 dogs	d	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.		
			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					
	Accessory tennis courts, paddle tennis courts or other similar courts	b	1 for each 5 children and adults plus 1 for each administrative and staff member									
	Family day care and group family day care			Child and adult day-care centers								
	Keeping, breeding and raising of cattle (including dairies), sheep and goats, not exceeding 25 in total	a	Child or adult day-care centers	c		c	(4)	a	Accessory uses by right		Home occupations and professional offices	1 per 300 square feet of floor area in such uses, but no more than 6
									Churches or other places of worship		Home occupations and professional offices	1 per 300 square feet of floor area in such uses, but no more than 6
	Keeping, breeding and raising of pigs not exceeding 3 in total	a	Libraries, museums and art studios or galleries	c		c	(4)	a	Private garages, carports or open areas for parking of passenger vehicles		Family day care and group family day care	2 per day-care facility
									Parish houses, parish halls or rectories, and religious education		Membership clubs: active athletic recreation, golf and country clubs	1 for each 2 members or accommodations, such as lockers
	Keeping, breeding and raising of fowl, not exceeding 25 in total	a	Single-family attached dwellings	(3)		N/A	b	b	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old		Memberships clubs: active athletic recreation, golf and country clubs	1 for each 2 members or accommodations, such as lockers
									The keeping of contained customary farm animals other than horses and pigs, but not more than 5 cattle, sheep or goats, not more than 12 fowl and not more than 12 rabbits or 6 other fur-bearing animals		Roadside stands for display and sale of agricultural products	2, plus 1 for every 300 square feet of floor space
	Keeping, breeding and raising of rabbits, foxes, mink and other fur-bearing animals, not exceeding 25 in total	a	Public utilities	N/A		b	(4)	a	The keeping of more than 2 horses not covered in item 2		Libraries, museums and studios and art galleries	1 per 200 square feet of gross floor area
											Bed-and-breakfast establishments	Multifamily dwellings for elderly and handicapped
	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p	Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p		p	(4)	a	The keeping of more than 2 horses not covered in item 2		Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations
											Fire or ambulance stations	Permitted uses not listed
Uses of the Town of North Salem	N/A	Fire or ambulance stations	1	1	(4)	a	The keeping of more than 2 horses not covered in item 2	Accessory solar energy systems in accordance with § 250-19 of this chapter.				
Public schools	N/A	Public schools	N/A	N/A	(4)	b	The keeping of more than 2 horses not covered in item 2					
Single-family detached dwellings	b(2)	Single-family detached dwellings	b(2)	b(2)	(4)	a	The keeping of more than 2 horses not covered in item 2					

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