

ZONING

250 Attachment 4

**Town of North Salem
Table of General Use Requirements
R-1/2 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-1/2	Fire or ambulance stations	l	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.	
	Use of the Town of North Salem	N/A	Child or adult day-care centers	b			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	l			Accessory tennis courts, paddle tennis courts or other similar courts				
	Public schools	N/A	Libraries, museums and art studios or galleries	b	Churches or other places of worship	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	f	N/A	Public utilities	N/A	Private schools	d	Home professional offices	Family day care and group family day care		2 per day-care facility
				Bed-and-breakfast establishments	f	BOARD OF APPEALS Accessory apartment units in main dwellings	(2)	Customary home occupations	Child and adult day care		1 for each 5 children and adults plus 1 for each administrative and staff member
				Communication towers and facilities for the installation of antennas for telephone, radio and television and other communication antennas	p			The serving of food	(2)		Parish houses, parish halls or rectories, and religious education
						The keeping of more than 3 dogs	(2)	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old	Multifamily dwellings for elderly and handicapped		1 per dwelling unit, plus 0.5 per bedroom
						The keeping of one rooster	(2)	The contained keeping of not more than 6 hens or other fowl and not more than 3 rabbits	Accessory solar energy systems in accordance with § 250-19 of this chapter.		Convalescent or nursing homes
				Customary storage of goods and materials incidental to the principal use and within a fully enclosed building	Bed-and-breakfast establishments			2 per dwelling, plus 1 per bedroom available for overnight accommodations			
				The keeping of not more than 1 horse	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.