

ZONING

250 Attachment 5

**Town of North Salem  
Table of General Use Requirements  
R-1/4 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; 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				
R-1/4	Fire or ambulance stations	b	Recreational grounds and facilities - not-for-profit	a	<b>TOWN BOARD</b> Churches or other places of worship	b	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.			
	Uses of the Town of North Salem	N/A	Child or adult day-care centers	b			Private schools	d	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	
	Public schools	N/A	Libraries, museums and art studios or galleries	b	<b>BOARD OF APPEALS</b> Accessory apartment units in main dwellings	(2)	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	h	Single-family attached dwellings	l			The serving of food	(2)	Customary home occupations		Family day care and group family day care	2 per day-care facility	
	Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations, subject to the standards and requirements of § 250-75 of this chapter	d	Public utilities	N/A	The keeping of more than 3 dogs	(2)	Private garages, carports or open areas for parking of passenger vehicles	Parish houses, parish halls or rectories, and religious education	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	Libraries, museums and art studios or galleries	1 per 200 square feet of gross floor area
												Nursery schools	l
	Multifamily dwellings, subject to the standards and requirements of § 250-77.18 of this chapter	g	Nursery schools	l	The keeping of more than 3 dogs	(2)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building	Multifamily dwellings for elderly and handicapped	1 per dwelling unit, plus 0.5 per bedroom				
								Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations				
								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.