

ZONING

250 Attachment 8

Town of North Salem  
Table of General Use Requirements

PD-CCRC (Planned Development-Continuing Care Retirement Community) District

[Added 12-12-2000 by L.L. No. 4-2000; amended 11-9-2010 by L.L. No. 2-2010; 11-8-2011 by L.L. No. 5-2011; 2-12-2013 by L.L. No. 1-2013; 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 (permitted with uses in Column B, Uses Permitted by Right) (5)	C-1 Use Group	D Uses by Special Permit of Town Board or Board of Appeals (5)	D-1 Use Group	E Accessory Uses by Right For Uses in Column B (Uses Permitted by Right)	F Minimum Off-Street		G Additional Use Requirements
								Parking For	Minimum Spaces Required	
PD-CCRC	Assisted/assistive-living facilities (4) in combination with one or more of the following other permitted uses: <ul style="list-style-type: none"> <li>Multifamily dwellings for senior citizens (persons of age 55 or older) and/or disabled persons (4)</li> <li>High-density single-family dwellings for senior citizens (persons of age 55 or older) and/or disabled persons (4)</li> </ul>	s(1)	Accessory child or adult day-care center	b	<b>TOWN BOARD</b> Private schools	d	<b>SITE PLAN APPROVAL REQUIRED</b> <ul style="list-style-type: none"> <li>Accessory swimming pools on commonly held land</li> <li>Accessory outdoor recreational facilities</li> <li>Domestic support services and facilities, such as meal, laundry, linen and housekeeping</li> <li>Common household facilities such as kitchen, dining and living areas</li> <li>Business or administrative offices, including maintenance and security</li> <li>Community use areas</li> <li>Churches or other places of worship</li> <li>Staff housing</li> <li>Temporary guest accommodations</li> <li>Barbershops and beauty parlors, shoe repair and tailor shops</li> <li>Medical and dental clinics, health-care services, provided that the total floor area occupied by a single proprietorship shall not exceed 3,000 square feet</li> <li>Retail stores for the sale of baked goods, drugs, dry goods, groceries, fruits, vegetables, meats, prepared foods, notions, stationery, toilet articles and books and banking service, provided that the total floor area occupied by a single proprietorship shall not exceed 2,500 square feet</li> <li>Accessory apartments, in buildings in accessory retail or personal service use</li> <li>Off-street parking and loading facilities</li> <li>Accessory solar energy systems in accordance with § 250-19 of this chapter.</li> </ul> <b>NO SITE PLAN APPROVAL REQUIRED</b> <ul style="list-style-type: none"> <li>Accessory swimming pools on individual single-family lots.</li> <li>Private garages, carports or open areas for parking of passenger vehicles on individual single-family lots</li> <li>The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old</li> </ul>	Assisted-living facility with private residential rooms	1 for each 3 beds	A buffer with a minimum dimension of the respective required yard may be required as a condition of approval for any use permitted in this district where such use 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.  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 shall be within fully enclosed structures, except parking and as otherwise permitted.
		s(1)	Accessory retail stores for the sale of antiques, art, art supplies, clothing, furniture, garden supplies and equipment, gifts, flowers, liquor, music, jewelry, hardware, shoes and video supplies, provided that the total floor area occupied by a single proprietorship shall not exceed 2,500 square feet	1	<b>BOARD OF APPEALS</b> Accessory satellite dish antennas (earth receiving station)	(6)		Independent multifamily dwellings for senior citizens (persons of age 55 or older) and/or disabled persons	1 per dwelling, plus 0.5 per bedroom	
		s(1)	Accessory seasonal outdoor restaurant seating	1				Child or adult day-care center	1 per 12 student seats, plus 1 for each 2 administrative personnel	
	Public schools	N/A	Accessory restaurants and other food-service establishments where customers are served only when seated at tables or counters	1				Retail stores, barbershops, etc.	1 per 200 square feet of gross floor area or space	
			Volunteer fire and ambulance facilities and other similar public safety uses	1				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	
			Convalescent or nursing homes (2)	d				Medical and dental clinics	4 per practitioner, plus 1 per employee	
			Medium-density single-family attached and/or detached dwelling units (3)	S(1)				Convalescent or nursing homes	1 for each 3 beds	
			Public utilities	N/A				Recreational grounds and facilities	1 for each 4 persons for which designed	
			Nursery schools	1				Business or administrative offices	1 per 150 square feet of ground floor area, plus 1 per 300 square feet of gross floor area for all other areas	
								Churches or other places of worship	1 for each 5 seats or 200 square feet of gross floor area, whichever is greater	
				Multifamily dwellings	1 per dwelling unit, plus 0.5 per bedroom					
				Permitted uses not listed	Reasonable and appropriate parking areas based on highest anticipated parking demand as determined by the Planning Board					

NOTES:

- See Table of Bulk Requirements herein and § 250-19.2 for supplemental requirements, including density and related internal bulk requirements for Planned Development-Continuing Care Retirement Community District.
- For convalescent or nursing home development in a PD-CCRC District, refer to § 250-76 for supplementary requirements.
- Medium-density, single-family dwellings in a PD-CCRC District shall conform to the supplementary requirements for development in the R-MF/6 and R-MF/4 Zoning Districts (refer to Article V, § 250-19.1). For accessory uses, refer to the Table of General Use Requirements for the R-MF/4 District, Column E.
- Uses permitted by right in a PD-CCRC District shall consist of a combination of an assisted/assistive-living facility and one or more of the other uses listed in Column B.
- Subject to specific supplemental use standards in Article XIII, Conditional Use and Special Permit Standards.
- Same use group as principal use.