

ZONING

250 Attachment 9
 Town of North Salem
 Table of General Use Requirements
 NB District

[Amended 5-28-1991; 8-6-1991; 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; 7-23-2013 by L.L. No. 5-2013; 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	
NB	Personal service businesses, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	j	Apartments accessory to commercial establishments	(2)	TOWN BOARD Private schools Churches or other places of worship	d	Parish houses, parish halls or rectories, and religious education	Accessory apartments	2 per apartment	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.
	Uses of the Town of North Salem	N/A	Public utilities	N/A		BOARD OF APPEALS Accessory satellite dish antennas (earth receiving stations) Apartments accessory to single-family detached dwellings	b	The keeping of customary household pets, but not more than 3 dogs, together with the young thereof not more than 4 months old	Churches or other places of worship	
	Public schools	N/A	Child and adult day-care centers	1	(2)		(2)	Off-street parking and loading facilities	Child and adult day-care centers	
	Fire or ambulance stations	l	Bed-and-breakfast establishments	k	The serving of food	(2)	Customary storage of goods and materials incidental to the principal use and within a fully enclosed building, except as otherwise permitted Accessory food service ancillary to a permitted retail use, consisting of limited kitchen facilities providing quickly prepared and packaged food items (i.e., delicatessen, seasonal food or baked goods) involving only over the counter service with or without limited convenience seating not to exceed 16 seats (combined interior or exterior), which convenience seating area shall be subject to the standards set forth in § 250-77.7G, H, I, J, K, L and M of this chapter. Accessory solar energy systems in accordance with § 250-19 of this chapter.	Libraries, museums and art studios and galleries	1 per 200 square feet of gross floor area	
	Libraries, museums and art studios and galleries	k	Charitable, fraternal or social membership clubs	l				Membership clubs	4 per court, plus 1 per 200 square feet of gross floor area of accessory use	
	Business offices or professional offices and banks	j	Accessory seasonal outdoor restaurant seating	i				Retail stores, personal service businesses, barbershops, etc.	1 per 200 square feet of gross floor area	
	Barbershops and beauty parlors, shoe repair and tailor shops	j						Business or professional offices and banks	1 per 150 square feet ground gross floor area, plus 1 per 300 square feet of gross floor area for all other areas	
	Medical and dental offices or clinics	k						Medical and dental offices and clinics	4 per practitioner, plus 1 per employee	
	Retail businesses including stores and shops for the sale of baked goods, drugs, dry goods, groceries, fruits, vegetables, meats, liquor, notions, stationery, toilet articles, books and flowers, hardware goods, gifts, antiques and tack shop goods, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet	j						Bed-and-breakfast establishments	2 per dwelling, plus 1 per bedroom available for overnight accommodations	
	Retail businesses including stores and shops for the sale of antiques, art supplies, clothing, furniture, garden and farm supplies and equipment, gifts, household appliances, music, jewelry, hardware, shoes and video supplies, provided that the total floor area occupied by a single proprietorship shall not exceed 3,500 square feet.	l						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	
	Restaurants and other food service establishments where customers are served only when seated at tables or counters	l						Accessory retail use food service (seating)	1 per 4 seats	
								Permitted uses not listed above	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.