

ZONING

*43 Attachment 7*

**Town of Orangetown**

**Table of General Use Regulations**

(§ 3.11)

LI District

[Amended 3-12-1990 by L.L. No. 3-1990; 6-24-1991 by L.L. No. 7-1991; 6-8-1992 by L.L. No. 9-1992; 1-25-1993 by L.L. No. 1-1993; 3-1-2006 by L.L. No. 4-2006; 10-21-2014 by L.L. No. 6-2014; 12-12-2023 by L.L. No. 14-2023]

(For use of table, see § 3.2)

ZONING

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District	Uses Permitted by Right	Uses by Special Permit	Conditional Uses by Planning Board	General Accessory Uses	Minimum Required Off-Street Parking Spaces	Additional Use Regulations (See Note 13)	
LI	<p>1. Theaters.</p> <p>2. Fire, police and community-owned ambulance stations, government offices and office buildings.</p> <p>3. Business and professional offices.</p> <p>4. Commercial recreation establishments, such as bowling alleys, dance halls, billiard parlors, driving ranges and miniature golf courses.</p> <p>5. Service establishments, including frozen-food lockers and sale of grain feed, agricultural products, building materials and monuments.</p> <p>6. Commercial dog kennels and animal hospitals, and provided that no kennel, runway or exercise pen is located within 200 feet of any R District boundary.</p> <p>7. Automotive and machinery repair shops and open automobile and trailer sales lots, subject to additional use regulations.</p> <p>8. Automobile salesrooms.</p> <p>9. All types of manufacturing uses (except those specifically prohibited in § 4.4) subject to performance standards procedure, § 4.12, and additional use regulations.</p> <p>10. Wholesale sales or storage; warehouses.</p>	<p><b>Town Board</b></p> <p>1. Same as CS Nos. 2 and 3.</p> <p>2. Mixed-use developments on sites of 10 acres or larger, with frontage on the Palisades Interstate Parkway, and with frontage on, and/or with direct access to, Route 303, as provided in § 4.32(O).</p> <p>3. Mixed-use expansions on sites of not less than 0.5 acre nor more than 2 acres in areas that adjoin a site for which a mixed-use development special permit has been issued as provided in § 4.32(P).</p> <p>4. Hotels, provided that the minimum lot area is 150 acres.</p> <p>5. Stand-alone fitness centers, provided that the minimum lot area is 150 acres.</p> <p><b>Zoning Board</b></p> <p>1. Advertising signs subject to § 4.32(E).</p> <p>2. Adult uses as defined in § 4.32.</p>	<p>1. Skating rinks.</p> <p>2. Public parking garages.</p> <p>3. Auction establishments, farmer's markets and stores specializing in secondhand merchandise.</p> <p>4. Auto laundries, subject to special requirements and conditions (a) and (b) in CS Column 3 above, and provided there shall be reservoir space of 300 square feet per automobile on the lot for not less than 15 automobiles per washing machine, and that adequate provision are made for disposal of wastewater in accordance with town requirements.</p> <p>5. Filling stations, on lots with an area of at least 20,000 square feet and a minimum lot frontage of 150 feet, provided that all gasoline pumps and service facilities are set back at least 20 feet from the front lot line and subject to additional use regulations and conditional use standards; except that no conditional use for a filling station shall be granted within a distance of 2,000 feet from any other filling station with a certificate of occupancy in force prior to the submission of such application. Said distance shall be measured in a straight line between the nearest points of each of the lots or premises, regardless of the district where either premises are located.</p> <p>6. Additional conditional uses.</p> <p>(a) Dry-cleaning, rug-cleaning and laundry plants.</p> <p>(b) Bus, truck and railroad freight terminals, major public utility transformers and stations and railroad yards.</p> <p>(c) Bulk storage of fuel oil and bottled gas and other open storage yards, except those expressly prohibited in § 4.4.</p> <p>(d) Concrete- and pavement-mixing plants.</p> <p>(e) Gas holders, coal yards and refrigeration plants; storage and bailing of papers within a completely enclosed building.</p> <p>7. Satellite dish antennas.</p> <p>8. Same as LO No. 6.</p> <p>9. Nightclubs.</p>	<p>1. Same as CC No. 2.</p> <p>2. Accessory storage subject to additional use regulations.</p> <p>3. Other accessory buildings.</p> <p>4. Incineration of waste materials subject to § 4.32(F).</p> <p>5. Heliports by special permit of the Town Board only as an accessory use to a use permitted by right, special permit or conditional use.</p> <p>6. Accessory signs, same as LIO for those uses permitted in LI District.</p> <p>7. Same as CC for those uses allowed in the LI District except that the total sign area shall not exceed 60 square feet, and the illuminated portion shall not exceed 30 square feet. For mixed-use developments and mixed-use expansions, the sign regulations included in § 4.32(O)vi and 4.32(P)viii, respectively, shall control in instances where such provisions are inconsistent with this table or any other provision of the Zoning Law.</p> <p>8. Location of signs:</p> <p>(a) A sign attached to a building may not project more than 3 feet from the building wall or 1 foot from the roof of an arcade, but no sign shall project over a street, which shall include sidewalk.</p> <p>(b) Maximum height: 30 feet above ground level.</p> <p>(c) All signs shall be set back at least 30 feet from the front lot line, except that any sign accessory to a building in existence on the effective date of this code need not be set back from the front lot line a greater distance than the set back of such building.</p> <p>(d) Near R District boundaries: same as CC No. 4(c).</p> <p>9. Same as LO No. 13.</p>	<p><b>Use</b></p> <p>1. Same as R-80</p> <p>2. Light manufacture or laboratories</p> <p>3. Retail sales and service</p> <p>4. Restaurants</p> <p>5. Theaters</p> <p>6. Banks</p> <p>7. Farmer's market</p> <p>8. Bowling alley</p> <p>9. Dance halls</p> <p>10. Billiard parlors</p> <p>11. Driving range, miniature golf</p> <p>12. Skating rinks</p> <p>13. Bus, truck and rail terminals</p> <p>14. Automobile sales</p> <p>15. Wholesale and warehouse, manufacturing, dry cleaning and rug cleaning</p> <p>16. Child day-care centers</p> <p>17. Nightclubs</p> <p>18. Hotels</p> <p>19. Stand-alone fitness centers</p>	<p><b>At Least 1 Parking Space for Each</b></p> <p>Same as R-80</p> <p>Same as LIO</p> <p>Same as CS</p> <p>Same as CS</p> <p>Same as CC</p> <p>Same as CS</p> <p>5 feet of front wall or 600 square feet of display area, whichever is greater</p> <p>1/4 alley</p> <p>50 square feet of gross floor area</p> <p>1/2 table</p> <p>Tee</p> <p>75 square feet of skating area</p> <p>2 employees</p> <p>600 square feet of display and sales area</p> <p>2 employees or 300 square feet of gross floor area</p> <p>Same as LO</p> <p>Same as CS</p> <p>Same as CC</p> <p>6 per each 1,000 square feet of floor area (not including any floor area devoted exclusively to tennis courts), plus 4 per each tennis court</p>	<p>1. Same as R-80.</p> <p>2. Same as CS Nos. 4, 5 and 6.</p> <p>3. All open storage yards shall be screened from adjacent lots and from the street line.</p> <p>4. All accessory production and servicing of goods shall conform to the following restrictions:</p> <p>(a) The floor area used for such production and servicing shall be limited to 10,000 square feet.</p> <p>(b) Only electrically driven machinery shall be used.</p> <p>5. The following uses and all storage of goods accessory to such uses shall be within completely enclosed buildings: retail and wholesale sales and service establishments, commercial printing shops, commercial recreation establishments, public garages, automobile repair shops, auto laundries and warehouses (except sale of agricultural products, automobiles, monuments, driving ranges and miniature golf courses).</p> <p>6. For all filling stations and public garages and automobile repair shops, the following additional regulations shall apply:</p> <p>(a) All repairs and servicing of automobiles shall be within completely enclosed buildings, except for dispensing of gasoline and oil and furnishing of air and water.</p> <p>(b) Only currently licensed vehicles shall be parked or stored for no more than 5 days, with the total number based on 3 plus 4 for each service bay.</p> <p>(c) On filling stations, no storage or parking of vehicles of any type shall be permitted on required landscaped or grassed areas.</p> <p>7. There shall be no outdoor servicing or manufacturing permitted.</p> <p>8. No parking is permitted in any required yard, unless permitted by any board or town agency having jurisdiction. This permission may be granted at the time of site review or at the time of the approval of a commercial subdivision.</p>