

ZONING

215 Attachment 12A

TABLE OF GENERAL USE REGULATIONS  
PART II: NONRESIDENTIAL DISTRICTS  
LI-2 District

[Added 10-8-2013 by L.L. No. 2-2013; amended 4-27-2021 by L.L. No. 4-2021]

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses permitted by Right	Use Group	Conditional Uses by Planning Board (Subject to Articles XIII and XVIII)	Use Group	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	Use Group	Accessory Uses Permitted by Right	Minimum Off street Parking Spaces		Additional Regulations
								For	At least 1 Parking Space for Each	
LI-	<ol style="list-style-type: none"> <li>Office buildings for business and professional use</li> <li>Industrial uses which may include the manufacturing, fabricating, processing, concerting, altering, assembling, testing or other handling or products</li> <li>Wholesaling, warehousing and distribution business</li> <li>Freight and truck transfer terminals</li> <li>Commercial recreation establishment, indoor use only</li> <li>Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)<sup>1</sup></li> <li>Wireless communications facilities on existing buildings on per A(1)(b), subject to Article X<sup>1</sup></li> <li>Wireless communications facilities on existing utility structures as per A(1)(c)<sup>1</sup></li> </ol>	<ol style="list-style-type: none"> <li>I</li> <li>I</li> <li>I</li> <li>I</li> <li>F</li> <li>B</li> <li>B</li> <li>B</li> </ol>	<ol style="list-style-type: none"> <li>Same as RR No. 1[??] (outdoor facilities)</li> <li>Outdoor recreation facilities; uses associated with a commercial recreation establishment subject to § 215-92.1</li> <li>Contractor's material and storage yards subject to § 215-88</li> <li>Local convenience commercial uses and restaurants accessory to local convenience commercial uses</li> <li>Automobile and boat sales and service including auto body repair subject to § 215-87</li> <li>Automobile washing facilities subject to § 215-87</li> <li>On-site dry-cleaning facilities</li> <li>Appliance and household equipment repair</li> <li>Automobile rental establishment</li> <li>Tire retail stores<sup>3</sup></li> <li>Power equipment sales and service<sup>2</sup> including lawn mowers, snowmobiles, tractors, etc.</li> <li>Printing, publishing and copy establishments</li> <li>Nursery and/or landscaping supply (retail and wholesale)</li> <li>Building supply (retail and wholesale), lumberyards</li> <li>Accessory retail sales of products assembled, processed, or manufactured on site</li> <li>Research laboratories</li> <li>School of special instruction subject to § 215-80</li> <li>Animal boarding facilities (kennels), animal shelters, animal hospitals, veterinarians, annual grooming and sales</li> <li>Catering hall, off-site catering, commercial bakeries and food preparation</li> </ol>	<ol style="list-style-type: none"> <li>—</li> <li>F</li> <li>I</li> <li>B</li> <li>F</li> <li>F</li> <li>I</li> <li>B</li> <li>I</li> <li>F</li> <li>I</li> <li>I</li> <li>B</li> <li>I</li> <li>I</li> <li>I</li> <li>F</li> </ol>	<ol style="list-style-type: none"> <li>Wireless communications antennas tower and appurtenant structure(s)<sup>1</sup></li> <li>Hotels and motels and restaurants accessory to hotels and motels</li> </ol>	<ol style="list-style-type: none"> <li>B</li> <li>H</li> </ol>	<ol style="list-style-type: none"> <li>Same as BU Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage), and 6 (signs)</li> <li>Same as O Nos. 2 (maintenance and ancillary facilities, and 3 (signs)</li> </ol>	<ol style="list-style-type: none"> <li>Same as BU</li> <li>Column B Nos. 2, 3, 4, 5 (industrial uses, wholesaling, warehousing, distribution, freight and truck transfer terminals)</li> <li>Contractor material and storage yards</li> <li>School of special instruction</li> </ol>	<ol style="list-style-type: none"> <li>Same as BU</li> <li>1 employee in the maximum working shift, plus 1 space per 1,000 square feet of office area</li> <li>150 square feet of office area, plus 1 for each 2 employees</li> <li>Not less than the highest design hour as determined by the Planning Board</li> </ol>	<ol style="list-style-type: none"> <li>Same as O Nos. 1, 2, 4 and 5</li> <li>No entrances or exits for any parking or loading area shall be located within 300 feet of any residential district. For freight and/or truck transfer terminals, no part of the use and uses accessory thereto, including driveways, shall be closer than 500 feet to a residential use in a residential district.</li> <li>Any industrial use proposed for this district shall, in addition to any other application requirements, provide a detailed description of mechanical, compressive and chemical processes with the corresponding OSHA 2206 code requirements and the applicant's proposed means of meeting those criteria.</li> </ol>

NOTES:

<sup>1</sup> Any appurtenant structure associated with the communication facility is not considered an accessory structure.

<sup>2</sup> The maximum height limitations for wireless communication facilities in the BU, O, LI, LI-2, SR and PW Districts shall be regulated by the Wireless Communications Law (L.L. No. 4-2002) set forth a § 215-66 et seq. of the Code of the Town of Stony Point.

<sup>3</sup> For this use the day night noise level as defined by the US EPA shall not exceed 65dBA or existing background levels, whichever is higher.