

ZONING
376 Attachment 4

Town of Ramapo, New York
Table of General Use Requirements
Part I: Residential Districts
RR-160 and RR-80 Districts, § 376-31

[Amended 6-14-2006 by L.L. No. 4-2006; 11-25-2013 by L.L. No. 7-2013]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
RR-160 and RR-80	<p>1. Underground surface or overhead utilities, including gas, electrical and water transmission systems, including appurtenances thereto except transmission towers; telephone and cable lines, call boxes and other similar equipment and accessories necessary for furnishing of adequate service by public/private utilities; substations, pumping stations and other unmanned structures that harmonize with the neighborhood, having adequate fences and other safety devices, screening and landscaping</p> <p>2. The following agriculture operations, provided that there shall be no structures or storage of odor- or dust-producing substance within a distance of 200 feet from any lot line:</p> <p>(a) Nurseries, greenhouses and other enclosed structures for growth and production of plants</p> <p>(b) Open field agriculture, including orchards, truck gardening, vineyards and other field crops</p> <p>(c) Keeping, breeding and raising of cattle, including dairies, sheep, goats and horses on lots of 20 acres or more, but not within 100 feet of any lot line</p> <p>None of the foregoing shall be construed to permit the commercial raising of pigs or agricultural industries, such as cage-type poultry operations or processing of animal products not raised on premises</p> <p>3. Houses of worship, local and community</p> <p>4. 1-family detached residences, with not more than 1 principal residential building on a lot</p> <p style="padding-left: 40px;">RR-160 RR-80</p> <p>5. Community residence facilities, subject to Town Board approval as to site selection, pursuant to § 41.34 of the Mental Hygiene Law</p> <p style="padding-left: 40px;">RR-160 RR-80</p>	<p>a</p> <p>b</p> <p>c</p> <p>e</p> <p>e.1</p> <p>e</p> <p>e.1</p>	<p>1. Public utility buildings or structures not elsewhere identified, including power generation and distribution centers, equipment storage and crew facilities, transmission towers and wireless communication services facilities, subject to § 376-1214</p> <p>2. Reservoirs and standpipes on lots of 3 acres or more</p> <p>3. Outdoor recreation facilities, including golf courses, tennis courts, skating rinks, swimming pools, parks, playfields and ski areas, subject to § 376-127, but excluding miniature golf courses, batting ranges and driving ranges</p> <p>4. Accessory to outdoor recreation facilities, uses, such as rest rooms, locker rooms, shelters and clubhouses for membership clubs</p> <p>5. Accessory to an agricultural use, buildings or stands for the display and sale of agricultural products, the majority of which are grown on the same premises</p> <p>6. Day camps, subject to § 376-127</p> <p>7. Schools of general or religious instruction subject to § 376-1216, provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to § 376-121A</p> <p>8. Nursery schools</p> <p>9. Accessory home professional offices</p> <p>10. Libraries, museums and art galleries</p> <p>11. Family and group care facility (non-Padavan)</p> <p>12. Community mikvah</p> <p>13. Neighborhood mikvah - 1 small pool</p> <p>14. Day-care center as principal use</p> <p>15. Caretaker cottage subject to § 376-1212</p> <p>16. Servants quarters subject to § 376-1212</p> <p>17. Adult student housing (ASH) subject to § 376-1215</p> <p>18. Cemeteries on lots not exceeding 10 acres adjacent to an established cemetery or place of worship</p> <p>19. Stables and riding academies subject to § 376-124</p> <p>20. Volunteer ambulance service facilities</p> <p>21. Country inn</p> <p style="text-align: center;">*See Art. IV for bulk requirements.</p>	<p>d</p> <p>a</p> <p>d</p> <p>d</p> <p>n/a</p> <p>f</p> <p>*</p> <p>g</p> <p>n/a</p> <p>d</p> <p>e</p> <p>e plus 50% of lot area</p> <p>e</p> <p>g</p> <p>x.5</p> <p>b</p> <p>b</p> <p>d</p> <p>C</p>	<p>1. Public and private hospitals and sanatoriums for general medical care. Accessory to such uses, the Town Board may permit such outpatient clinics and office facilities, provided that in sum such facilities do not exceed 30% of the total floor area of the facility.</p> <p>2. Nursing homes and convalescent facilities licensed by the State of New York</p>	<p>f</p> <p>d</p>	<p>1. Accessory to a 1-family residence or agricultural use, the following private structures: greenhouses, barns, silos, sheds, garages, tennis courts, swimming pools and other similar structures</p> <p>2. Accessory to a 1-family residence, storage of not more than 1 unoccupied trailer, recreational vehicle, boat trailer or boat not exceeding 35 feet in length, subject to § 376-76</p> <p>3. Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals, excluding, however, all pigs and cattle. Domestic animals, except for cats and dogs, shall be maintained in an enclosure or fenced area not less than 75 feet from any plot line, provided that there is a minimum lot area of 3 acres.</p> <p>4. Keeping of not more than 2 nontransient roomers or boarders</p> <p>5. Accessory parking subject to Column F and Article VII</p> <p>6. Accessory loading subject to § 376-77</p> <p>7. Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all property lines</p> <p>8. Home occupations</p> <p>9. For any structure for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 5 feet from the designated street line</p> <p>10. Accessory to any permitted nonresidential establishment, identification signs subject to the site development plan rules and regulations</p> <p>11. For any residence, home occupation or home professional office, if any on the premises, 1 announcement sign not over 4 square feet in an area and set back at least 10 feet from the designated street line. Where illuminated, such signs shall be indirectly illuminated by a constant light integral to the sign.</p> <p>12. Community or neighborhood mikvah associated with a place of worship</p> <p>13. Family day-care home</p> <p>14. Group family day care</p> <p>15. Day-care centers, accessory to place of worship or school</p> <p>16. Residence of officiating clergy as part of houses of worship</p> <p>17. Country inn:</p> <p style="padding-left: 20px;">a) Staff housing</p> <p style="padding-left: 20px;">b) Accessory structures for farm winery/farm use</p> <p style="padding-left: 20px;">c) Seasonal event tents</p>	<p>1. Schools of general and religious instruction</p> <p>2. Buildings or open stands for display and sale of agricultural products</p> <p>3. Houses of worship</p> <p>4. Day camps or recreation facilities or stables and riding academies</p> <p>5. Hospitals</p> <p>6. Sanatoriums, nursing homes and convalescent facilities</p> <p>7. Golf courses or other outdoor recreational facilities</p> <p>8. Public utilities</p> <p>9. Cemeteries</p> <p>10. Home professional office</p> <p>11. Nursery schools</p> <p>12. Family and group care facilities</p> <p>13. 1-family residence</p> <p>14. Volunteer ambulance service facilities</p> <p>15. Libraries, museums and art galleries</p> <p>16. Dormitories</p> <p>17. Neighborhood mikvah</p> <p>18. Community mikvah</p> <p>19. Caretaker's cottage, servants quarters, guest house or separate living quarters with a separate kitchen with 1 family residence</p> <p>20. Group family day-care centers</p> <p>21. Day-care centers</p> <p>22. Adult student housing</p> <p>23. a) Country inn: one space per residential unit plus one space per three employees in a maximum working shift</p> <p style="padding-left: 20px;">b) Catering facilities: one space per two seats, plus one space per three employees in a maximum working shift</p> <p style="padding-left: 20px;">c) Store for retail sale: 20 dedicated spaces of farm winery/farm products</p> <p style="padding-left: 20px;">d) Restaurant: 20 dedicated spaces</p> <p style="padding-left: 20px;">e) Residential units: one dedicated space per unit</p>	<p>1 space for every 8 students plus any additional parking as the Planning Board may require. If students drive, 1 space for every 2 students eligible to drive.</p> <p>5 feet of frontage or 100 square feet of floor/sales area, whichever requirement is less</p> <p>200 square feet of floor area or 5 seats' capacity, whichever is greater (school areas same as No. 1)</p> <p>5 persons' capacity or as determined by the Planning Board, whichever is larger</p> <p>1 bed, plus 1 space per 250 square feet of outpatient clinic floor area, plus</p> <p>1 per 150 square feet of separate physician office space</p> <p>2 beds</p> <p>1/3 hole or 4 persons' practical capacity</p> <p>Employee in the maximum working shift</p> <p>Minimum capacity for 40 vehicles clear of any public street</p> <p>2 spaces for residents and such additional parking for the home professional office use as shall be required by the Planning Board</p> <p>1 per 100 square feet of floor area in such use or 1 per 4 seats' capacity, whichever requirement is greater</p> <p>3 spaces per dwelling with 2 visitors spaces per dwelling</p> <p>2 per dwelling, plus 2 spaces for any home occupation, plus 1 space for each nontransient roomer or boarder up to a maximum of 6 spaces</p> <p>As determined by the Planning Board</p> <p>150 square feet in such use, plus 1 for each employee</p> <p>As determined by the Planning Board</p> <p>3 spaces for a principal use; 1 additional for an accessory use</p> <p>4 spaces plus 1 additional space per shower head over 3 for a principal use; 1 additional for an accessory use</p> <p>1 space per caretaker</p> <p>2 spaces</p> <p>As determined by the Planning Board at time of site plan and special permit approval</p> <p>1 per dwelling unit plus 25 times the number of dwelling units for the educational institution</p>	<p>1. A buffer with a minimum dimension of the respective required setback may be required as condition of approval for any special permit use where such uses may adversely affect the residential character of the neighborhood. The buffer, if required, shall be provided between the special permit use and any lot in a residential district. 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 special permit approval.</p>

RAMAPO CODE

Town of Ramapo, New York
 Table of General Use Requirements
 Part I: Residential Districts
 RR-50 and R-40 Districts
 § 376-31

[Amended 6-14-2006 by L.L. No. 4-2006; 11-25-2013 by L.L. No. 7-2013]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
RR-50	1. Same as RR-160, Nos. 1 (utilities), 2 (agriculture) and 3 (house of worship). 2. Same as RR-160, No. 4 (residences) and 5 (community residence facilities)	h	1. Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation structures), 4 (accessory sale stands), 6 (camps), 7 (schools), 8 (nursery schools), 9 (home professional office), 10 (libraries, etc.), 21 (country inn) 2. Same as RR-160, No. 11 (family and group care facility, non-Padavan) 3. Same as RR-160, No. 12 (community mikvah) 4. Same as RR-160, No. 13 (neighborhood mikvah) 5. Same as RR-160, Nos. 14 (day care), 17 (ASH), 18 (cemeteries), 19 (stables) and 20 (ambulance corps)	h h plus 50% of lot area h	1. Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes)		1. Same as RR-160, Nos. 1 through 16	1. Same as RR-160, Nos. 1, 2, 4 through 18 and 20 through 22 2. House of worship	200 square feet of floor area or 10 seats' capacity, whichever is greater (school area same as No. 1)	1. Same as RR-160, No. 1
R-40 and R-40A	1. Same as RR-160, No. 1 (utilities) 2. Same as RR-160, No. 3 (house of worship) 3. Same as RR-160, No. 4 (residences) 4. Same as RR-160, No. 5 (community residence facilities) 5. The following agricultural operations, provided that there shall be no structures or storage of odor- or dust-producing substances within a distance of 250 feet of a lot line: (a) Nurseries, greenhouses and other enclosed structures for growth and production of plants (b) Open field agriculture, including orchards, truck gardening, vineyards and other field crops None of the foregoing shall be construed to permit the raising of any livestock or agricultural industries such as cage-type poultry operations or processing of animal products.	k m m b	1. Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation structures), 4 (accessory sale stands), 6 (camps), 7 (schools), 8 (nursery schools), 9 (home professional office), 10 (libraries, etc.), 21 (country inn) 2. Family and group care facility (non-Padavan) 3. Same as RR-160, No. 12 (community mikvah) 4. Same as RR-160, No. 13 (neighborhood mikvah) 5. Same as RR-160, Nos. 14 (day care), 17 (ASH), 18 (cemeteries), 19 (stables) and 20 (ambulance corps) 6. In R-40A only, 1-family detached residences subject to § 376-1213, with not more than 1 principal residential building on a lot 7. In R-40 only, country inns	h m plus 50% of lot area m See § 376-1213	1. Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes) 2. In R-40 Zone, public parkland preservation pursuant to § 376-162	m	1. Same as RR-160, Nos. 1 through 16	1. Same as RR-160, Nos. 1, 2, 4 through 18 and 20 through 22 2. Public parkland preservation 3. Same as RR-50, No. 2	2.25 spaces per unit	1. Same as RR-160, No. 1

ZONING
Town of Ramapo, New York
Table of General Use Requirements
Part I: Residential Districts
R-35, R-25 and R-15 Districts
§ 376-31
[Amended 6-14-2006 by L.L. No. 4-2006; 1-25-2012 by L.L. No. 1-2012]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
R-35	1. Same as RR-160, No. 1 (utilities) 2. Same as RR-160, Nos. 4 (residences) and 5 (community residence facilities) 3. Same as RR-160, No. 3 (houses of worship) 4. Same as R-40, No. 5 (agriculture)	q k b	1. Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation), 4 (accessory recreation structures), 5 (accessory sale stands), 6 (camps), 7 (schools), 8 (nursery schools), 9 (home professional office), 10 (libraries, etc.), 17 (ASH), 18 (cemeteries), 19 (stables) and 20 (ambulance corps) 2. Family and group care facility (non-Padavan) 3. Same as RR-160, No. 12 (community mikvah) 4. Same as RR-160, No. 13 (neighborhood mikvah) 5. Same as R-160, No. 14 (day-care center)	h q plus 50% of lot area q e.1	1. Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes)		1. Same as RR-160, Nos. 1 through 16	1. Same as RR-160, Nos. 1, 2, 4 through 18 and 20 through 22 2. Same as RR-50, No. 2		1. Same as RR-160, No. 1
R-25	1. Same as RR-160, No. 1 (utilities) 2. Same as RR-160, Nos. 4 (residences) and 5 (community residence facilities) 3. Same as RR-160, No. 3 (houses of worship) 4. Same as R-40, No. 5 (agriculture)	t k	1. Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation), 4 (accessory recreation structures), 5 (accessory sale stands), 6 (camps), 7 (schools), 8 (nursery schools), 9 (home professional office), 10 (libraries, etc.), 17 (ASH), 18 (cemeteries), 19 (stables) and 20 (ambulance corps) 2. Family and group care facility (non-Padavan) 3. Same as RR-160, No. 12 (community mikvah) 4. Same as RR-160, No. 13 (neighborhood mikvah) 5. Same as RR-160, No. 14 (day care)	m t plus 50% of lot area t g	1. Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes)		1. Same as RR-160, Nos. 1, 2 and 4 through 16 2. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old	1. Same as RR-160, Nos. 1, 2, 4 through 18 and 20 through 22 2. Same as RR-50, No. 2		1. Same as RR-160, No. 1
R-15	1. Same as RR-160, No. 1 (utilities) 2. Same as RR-160, Nos. 4 (residences) and 5 (community residence facilities) 3. Same as R-40, No. 5 (agriculture) 4. 2-family detached residences, with not more than 1 principal residential building on a lot 5. 1-family semiattached residences, with not more than 1 principal residential building on a lot; such use shall be limited to vacant land only and shall not be permitted on land which is occupied by existing construction 6. Local house of worship 7. Community house of worship	x.1 x.2 x..3 x.1 t	1. Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation), 4 (accessory recreation structures), 5 (accessory sale stands), 6 (camps), 8 (nursery schools), 9 (home professional office) and 10 (libraries, etc.) 2. Same as RR-160, No. 7 (schools) 3. Family and group care facility (non-Padavan) 4. Same as RR-160, No. 12 (community mikvah) 5. Same as RR-160, No. 13 (neighborhood mikvah) 6. Same as RR-160, Nos. 14 (day care), 18 (cemeteries) and 20 (ambulance corps)	m x.1 plus 50% of lot area x.1	1. Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes)		1. Same as RR-160, Nos. 1, 2 and 4 through 16 2. Same as R-25, No. 2 (domestic animals)	1. Same as RR-160, Nos. 1 through 18, 20 and 21 2. 2-family detached 3. 1-family semiattached 4. Same as RR-50, No. 2	2 per dwelling unit plus 2 spaces for any home occupation, plus 1 parking space for each nontransient roomer or boarder Same as above	1. Same as RR-160, No. 1 2. Secondary dwelling unit, pursuant to § 376-68

RAMAPO CODE

Town of Ramapo, New York
Table of General Use Requirements
Part I: Residential Districts
R-15A, R-15C and RSH Districts
§ 376-31

[Amended 6-14-2006 by L.L. No. 4-2006; 1-25-2012 by L.L. No. 1-2012; 1-30-2019 by L.L. No. 3-2019]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
R-15A	<ol style="list-style-type: none"> Same as RR-160, No. 1 (utilities) Same as R-15, Nos. 2 (residences), 3 (agriculture), 4 (2-family residences), 6 (local house of worship) and 7 (community house of worship) 1-family semiattached residences, with not more than 1 principal residential building on a lot Neighborhood house of worship 	<p>x.3</p> <p>*See §376-5 for bulk requirement</p>	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation), 4 (accessory recreation structures), 5 (accessory sale stands), 6 (camps), 8 (nursery schools), 9 (home professional office) and 10 (libraries, etc.) Same as RR-160, No. 7 (schools) Family and group care facility (non-Padavan) Same as RR-160, No. 12 (community mikvah) Same as RR-160, No. 13 (neighborhood mikvah) Same as RR-160, Nos. 14 (day care), 18 (cemeteries) and 20 (ambulance corps) Single use dormitory subject to § 376-121B 	<p>m</p> <p>x.1 plus 50% of lot area</p> <p>x.1</p>	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes) 		<ol style="list-style-type: none"> Same as RR-160, Nos. 1, 2 and 4 through 16 Accessory apartment subject to § 376-65 Same as R-25, No. 2 	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 through 18, 20 and 21 Same as R-15, Nos. 2 and 3 Accessory apartment Same as RR-50, No. 2 Neighborhood house of worship 	<p>1 space per accessory apartment</p> <p>As determined by the Planning Board</p>	<ol style="list-style-type: none"> Same as RR-160, No. 1 Secondary dwelling unit, pursuant to § 376-68
R-15C	<ol style="list-style-type: none"> Same as RR-160, No. 1 (utilities) Same as R-15, Nos. 2 (residences), 4 (2-family residences), 6 (local house of worship) and 7 (community house of worship) Same as R-15A, No. 3 (semiattached) Conversion of a 1-family detached residence to a 2- or 3-family detached residence, with not more than 1 principal residential building on a lot, subject to § 376-98 Conversion of a 1-family semiattached residence to a 2- or 3-family semiattached residence, with not more than 1 principal residential building on a lot, subject to § 376-98 New 2- or 3-family detached residence New 2- or 3-family semiattached residence Neighborhood house of worship 	<p>x.1</p> <p>x.3</p> <p>x.1</p> <p>x.3</p> <p>*See §376-5 for bulk requirements</p>	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation), 4 (accessory recreation structures), 5 (accessory sale stands), 6 (camps), 8 (nursery schools), 9 (home professional office) and 10 (libraries, etc.) Same as RR-160, No. 7 (schools) Family and group care facility (non-Padavan) Same as RR-160, No. 12 (community mikvah) Same as RR-160, No. 13 (neighborhood mikvah) Same as RR-160, Nos. 14 (day care), 18 (cemeteries) and 20 (ambulance corps) Same as R-15A, No. 7 (single use dormitories) 	<p>m</p> <p>x.1 plus 50% of lot area</p> <p>x.1</p>	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes) 		<ol style="list-style-type: none"> Same as R-15A, No. 2 Accessory apartment subject to § 376-65 	<ol style="list-style-type: none"> Same as R-15A, No. 1 Same as R-15, Nos. 2 and 3; 3-family detached, 2-family semiattached and 3-family semiattached residences Conversion of 1-family detached or semiattached residences to 2- or 3-family detached or semiattached residences Accessory apartment Same as RR-50, No. 2 Neighborhood house of worship 	<p>1 per dwelling unit plus 1 parking space for each nontransient roomer or boarder</p> <p>1 dwelling unit plus 1 parking space for each nontransient roomer or boarder</p> <p>1 space per accessory apartment</p> <p>As determined by the Planning Board</p>	<ol style="list-style-type: none"> Same as RR-160, No. 1
RSH	None		None		<ol style="list-style-type: none"> Active adult senior citizen housing development subject to § 376-163 Housing development for the physically handicapped subject to § 376-166 Congregate care housing developments subject to § 376-164 Assisted living housing subject to § 376-165 Nursing homes 	<p>aa</p> <p>bb</p> <p>f</p> <p>f</p> <p>d</p>	<ol style="list-style-type: none"> Same as MR-16, Nos. 1, 2, 3 and 4 	<ol style="list-style-type: none"> Active adult housing Housing for the physically handicapped Congregate care housing Assisted living housing Nursing homes 	<p>2 spaces per dwelling unit</p> <p>1 for every 4 units for visitor</p> <p>At least 1 1/2 off-street parking spaces must be provided for each dwelling unit. The Planning Board may allow the provision of fewer parking spaces, after evidence has been given regarding the availability of developer-sponsored van service or other ride-sharing for the prospective residents of the housing development.</p> <p>1 space for every 5 residents plus 1 space for each full-time employee on primary shift</p> <p>1 space per 2 beds</p>	

ZONING
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Table of General Use Requirements
Part I: Residential Districts
R-15MR District
§ 376-31
[Amended 6-14-2006 by L.L. No. 4-2006]

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses Permitted by Right	Use Group	Special Permit Uses by Planning Board (Subject to Articles XI and XII)	Use Group	Uses by Special Permit of the Town Board (Subject to Article XVI)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (Subject to Article VII)		Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
R-15MR	<ol style="list-style-type: none"> 1-family detached residences with not more than 1 principal residential building on the lot 1-family semiattached residence with not more than 1 principal residential building on a lot Same as RR-160, No. 3 (houses of worship) 	<p>x.1</p> <p>x.3</p>	<ol style="list-style-type: none"> 1. Townhouses and garden apartments subject to § 376-1217 2. Conversion of a 1-family semiattached residence to a 2-family semiattached residence with not more than 1 principal residential building on a lot, subject to § 376-1217 3. Same as RR-160, No. 7 (schools) 4. Accessory to a 1-family residence, a home professional office 5. Same as RR-160, No. 14 (day care) 	<p>x.6</p> <p>x.3</p>			<ol style="list-style-type: none"> 1. Same as RR-160, Nos. 1 (private structure), 2 (storage of boats), 5 (parking), 8 (home occupation), 9 (sale signs), 12 (mikvah), 13 (family day care), 15 (day-care center accessory to place of worship or school) and 16 (residence of officiating clergy) 2. Same as R-25, No. 2 (domestic animals) 3. Community center 	<ol style="list-style-type: none"> 1. Same as RR-160, Nos. 1 (schools), 10 (home professional office), 13 (parking for 1-family residence), 16 (dormitories), 17 (neighborhood mikvahs), 18 (community mikvahs) and 21 (day-care centers) 2. Townhouse 3. Garden apartments/flats 4. Community center 5. Same as R-15C, No. 3 (conversions) 	<p>2 per unit plus 1 for every 10 units for visitor parking</p> <p>1.5 per garden apartment</p> <p>1 per 600 square feet of floor area</p>	<ol style="list-style-type: none"> 1. Same as RR-160, No. 1 <p>Parking allowed in front yard</p> <p>Parking allowed in front yard</p> <p>Parking allowed in front yard</p>

RAMAPO CODE
Town of Ramapo, New York
Table of General Use Requirements
Part I: Residential Districts
Multifamily Zones
§ 376-31
[Amended 6-14-2006 by L.L. No. 4-2006]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
MR-16	<ol style="list-style-type: none"> 1. Multifamily dwellings including garden apartments and townhouses 2. Same as RR-160, No. 3 (houses of worship) 3. Same as RR-160, No. 1 (utilities) 	<ol style="list-style-type: none"> x.4 e 	<ol style="list-style-type: none"> 1. Same as RR-160, No. 1 (public utility structures) 2. Same as RR-160, No. 7 (schools) 				<ol style="list-style-type: none"> 1. Accessory to multifamily dwellings and townhouses: clubhouses, tennis courts, swimming pools, and other similar structures 2. Keeping domestic animals as follows: not more than a total of 5 dogs or cats over 1 year old 3. Same as RR-160, No. 5 (accessory parking) 4. Same as RR-160, No. 9 (temporary sign) 5. Same as RR-160, No. 10 (nonresidential identification sign) 6. Accessory for any permitted multifamily dwellings and townhouses, identification signs subject to the site development plan rules and regulations 	<ol style="list-style-type: none"> 1. Multifamily dwellings and townhouses 2. Same as RR-160, Nos. 1 (schools) and 3 (houses of worship) 	<p>2 spaces per dwelling unit; this requirement may be modified by the Planning Board to reduce the requirement to 1 space per unit</p>	<ol style="list-style-type: none"> 1. Minimum building separation of 30 feet. 2. The density shall be not more than 16 units per acre. 3. A buffer with a minimum dimension of the respective required setback may be required as a condition of an approval of any site plan where such use may adversely affect the character of the neighborhood. Such buffer area may be reduced where local conditions warrant and substitute measures are proscribed by neighboring properties. 4. There shall be provided on site a minimum of 35 square feet per unit of usable outdoor recreation area. Such recreation area(s) shall include playground equipment and/or other recreational facilities.
MR-12	<ol style="list-style-type: none"> 1. Same as MR-16, Nos. 1 through 3 		<ol style="list-style-type: none"> 1. Same as MR-16, Nos. 1 (public utility structures) and 2 (schools) 				Same as MR-16, Nos. 1 through 6	Same as MR-16, Nos. 1 and 2		<ol style="list-style-type: none"> 1. Same as MR-16, Nos. 1, 3 and 4 2. The density at no more than 12 dwelling units per acre
MR-8	<ol style="list-style-type: none"> 1. Same as MR-16, Nos. 1 through 3 		<ol style="list-style-type: none"> 1. Same as MR-16, Nos. 1 (public utility structures) and 2 (schools) 				Same as MR-16, Nos. 1 through 6	Same as MR-16, Nos. 1 and 2		<ol style="list-style-type: none"> 1. Same as MR-16, Nos. 1, 3 and 4 2. The density at no more than 8 dwelling units per acre

ZONING
Town of Ramapo, New York
Table of General Use Requirements
Part I: Residential Districts
Mixed Use Zones
§ 376-31

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
MU-1	Mixed use structure(s) consisting of the following commercial and residential uses: 1. Same as NS, Nos. 3, 4 and 5; CS, Nos. 3, 4, 7, 8 and 10 2. Warehousing associated with retail sales from the same premises 3. Residential uses subject to § 376-66A	1					1. Same as NS, Nos. 1, 2, 3, 4, 6 and 7 2. Garages and parking structures 3. Accessory to garden apartments, townhouses and multifamily dwellings: clubhouses, tennis courts, swimming pools and other similar structures	1. Same as NS, Nos. 3, 4 and 5 2. Same as CS, Nos. 3, 4, 7, 8 and 10 3. Residential uses above the first floor	2 spaces per dwelling unit	1. A buffer with a minimum dimension of the respective required setback may be required as a condition of site plan approval for any mixed use development where such use may adversely effect the residential character of the neighborhood. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties. 2. All retail sales and service establishments and accessory storage and servicing of goods shall be within completely enclosed buildings. All processing and servicing of goods shall be limited to 50% of the floor area and in no event more than 1,000 square feet. 3. The operation of any use, excluding public utilities, shall be limited to the hours between 6:30 a.m. and 2:00 a.m. daily. 4. Any illuminated sign shall not be visible from a local road (as shown on the Official Map) in a residence district.
MU-2	Mixed use development(s) consisting of the following residential and commercial uses: 1. Garden apartments, townhouses, and multiple family dwellings subject to § 376-66B 2. Same as MU-1, Nos. 1, 2 and 3 3. Office buildings for business and professional use 4. Banks 5. Day-care centers	n					1. Same as MU-1, Nos. 1 and 2 2. Accessory to garden apartments, townhouses and multifamily dwellings: clubhouses, tennis courts, swimming pools and other similar structures	1. Same as MU-1, Nos. 1 and 2 2. Garden apartments, townhouses and multifamily dwellings 3. Same as PO, No. 5 4. Same as PO, No. 4 5. Same as RR-160, No. 21	2 spaces per dwelling unit; visitor parking as determined by the Planning Board	1. Same as MU-1, Nos. 1 through 4

RAMAPO CODE
Town of Ramapo, New York
Table of General Use Requirements
Part II: Nonresidential Districts
NS District
§ 376-31

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For:	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
NS	<ol style="list-style-type: none"> 1. Same as RR-160, No. 1 (utilities) 2. Public utility buildings 3. Local convenience commercial uses 4. Local office-business uses 5. Libraries, museums and art galleries 6. Self-service laundromats containing not more than 30 machines of any type 7. Schools of special instruction 	<ol style="list-style-type: none"> a A B B B B 	<ol style="list-style-type: none"> 1. Gasoline service stations, provided that there shall be no other gasoline service station within the same contiguous zoning district and that there shall be no gasoline service station (in any other district) within 1,000 feet if measured along a state road frontage from a proposed site or 2,500 feet if measured along a county or Town road frontage, subject to § 376-125 2. Automotive repair and maintenance shops which do not include the sale of gasoline or the repair of automobile bodies and, further, provided that all repair and maintenance of vehicles and all accessory storage shall be within completely enclosed buildings and, further, provided that such facilities shall have no access to any road classified as local on the Official Map. Accessory rental of automobiles may be permitted by the Planning Board provided that the number of vehicles available on a rental basis is limited to 1 such vehicle for every 1 service bay at the automobile repair and maintenance shop and provided that the number of vehicles available on a rental basis is limited to no more than 10 vehicles. All vehicles available for rental shall be stored in designated parking stalls and no such stalls may be counted towards meeting the off-street parking requirement for the site. 3. Automotive washing facilities, provided that such facilities are within a fully enclosed building and subject to § 376-125 4. Temporary structures, including trailers for permitted uses on a nonrenewable permit not to exceed 2 years from the date of issue of the permit 5. Neighborhood restaurants 6. Wireless communication services facilities, subject to § 376-1214 	<ol style="list-style-type: none"> D D D D D D 	None		<ol style="list-style-type: none"> 1. Accessory parking subject to Article VII 2. Accessory loading berths subject to § 376-77 3. Temporary structures for the storage of equipment and supplies used in connection with the construction of structures for permitted uses for a period of 2 years or until a certificate of use has been issued, whichever is sooner 4. Accessory storage of retail goods to be delivered or sold to customers on the premises, provided that such storage will be within fully enclosed buildings 5. Accessory processing and servicing of goods within the principal structure, provided that such processing and servicing are clearly incidental to the permitted principal use on the site 6. For any structure for sale or rent, temporary nonilluminated "for sale" or "for rent" signs, 30 square feet in area (total of all signs), located as prescribed in the site development plan rules and regulations 7. For any permitted use, business identification, directory signs and shopping center identification signs subject to the site development plan rules and regulations 	<ol style="list-style-type: none"> 1. Libraries, museums and art galleries 2. Public utility building 3. Local convenience commercial 4. Local office-business 5. Gasoline service station 6. Automotive repairs 7. Laundromat 8. Schools of special instruction 9. Neighborhood restaurants 10. Automotive washing facilities 	<p>150 square feet in such use, plus 1 for each employee</p> <p>2 employees in the maximum working shift</p> <p>150 square feet of floor area</p> <p>200 square feet of floor area</p> <p>4 dispensing nozzles, plus 1 per ¼ service bay, plus 2 additional, but not less than 5</p> <p>¼ bay, plus 1 per 100 square feet of office and waiting area</p> <p>3 machines</p> <p>100 square feet of floor area or per 2 students, whichever is less</p> <p>4 persons, plus 5 spaces additional</p> <p>2 employees</p>	<ol style="list-style-type: none"> 1. A buffer of not less than 15 feet shall be provided between any use first permitted in this district and any lot in a residence district. A buffer of not less than 50 feet will be provided between any conditional or special permit use and any lot in a residence district. 2. All retail sales and service establishments and accessory storage and servicing of goods shall be within completely enclosed buildings. All processing and servicing of goods shall be limited to 50% of the floor area and in no event more than 1,000 square feet. 3. The operation of any use, excluding public utilities, shall be limited to the hours between 6:30 a.m. and 2:00 a.m. daily. 4. Any illuminated sign shall not be visible from a local road (as shown on the Official Map) in a residence district.

ZONING
Town of Ramapo, New York
Table of General Use Requirements
Part II: Nonresidential Districts
CS District, § 376-31
[Amended 6-14-2006 by L.L. No. 4-2006; 9-8-2014 by L.L. No. 8-2014]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
CS	<ol style="list-style-type: none"> 1. Same as RR-160, No. 1 (utilities) 2. Same as NS, Nos. 2 (public utility buildings), 3 (local convenience commercial use), 4 (local office-business uses), 5 (libraries, museums and art galleries), 6 (laundromats) and 7 (schools of special instruction) 3. Parking lots and parking garages 4. Other retail stores and service establishments not permitted in the NS District and not elsewhere identified or like uses identified elsewhere in this chapter, which uses include department and variety stores, frozen food lockers and the like 5. Automotive washing facilities, provided that such facilities are within a fully enclosed building and subject to § 376-126 6. Automotive repair and maintenance facilities 7. Restaurants and taverns 8. Medical and dental offices and clinics 9. Warehousing associated with retail sales from the same premises or wholesale warehousing in structures not exceeding 30,000 square feet of floor area 10. Theaters and cinemas 11. Neighborhood restaurants 	<ol style="list-style-type: none"> a F H D D B B E I E 	<ol style="list-style-type: none"> 1. Same as NS, No. 4 (temporary structures) 2. Gasoline service stations, provided that there shall be no other gasoline service station within 2,000 feet on the same frontage (common designated street line) and 1,000 feet on the opposite frontage (street line opposite the principal frontage), subject to § 376-125. A valid permit on a property for a gasoline service station shall be deemed a gasoline service station for the purposes of the foregoing measurements. 3. Repair of automobile bodies 4. Shopping centers 5. Automobile sales and service agencies, subject to § 376-128 6. Social halls, meeting rooms and convention and catering facilities 7. Commercial recreation facilities 8. (Reserved) 9. Auction establishments in fully enclosed structures, but not including auctions for vehicles requiring registration 10. Animal kennels and veterinary hospitals, subject to § 376-123 11. Drive-in restaurants, subject to § 376-1210 12. Automobile, truck, trailer or equipment rental facilities 13. Wireless communication services facilities, subject to § 376-1214 14. Day-care center, stand alone 15. Day-care center, within a shopping center 16. Contractor's storage yard, subject to § 376-129 17. Contractor's storage yard, subject to § 376-129, within a shopping center 18. Downtown hotels, subject to § 376-122 19. Highway hotels subject to § 376-122 	<ol style="list-style-type: none"> B D D I I H I H I F d m H M I 	<ol style="list-style-type: none"> 1. Auditoriums, drive-in cinemas and stadiums 2. Amusement parks 	<ol style="list-style-type: none"> I I 	<ol style="list-style-type: none"> 1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage) and 6 and 7 (signs) 2. Accessory processing and servicing of goods shall be conducted entirely within fully enclosed structures. 3. Accessory outdoor storage may be permitted by the Planning Board for automobile dealers, cemetery monument sales and similar uses where the product for sale is conventionally open to the weather, provided that specific screening and conditions limiting the extent of such storage are imposed. 4. Accessory to automobile rental facilities, the sale of 1 used automobile for every 4 automobiles available on a rental basis on the site, but in no event shall more than 10 automobiles on a site be offered for sale 	<ol style="list-style-type: none"> 1. Same as NS, Nos. 1 through 10 2. Local convenience commercial 3. Shopping centers and auction establishments 4. Automotive sales 5. Medical/dental offices and clinics 6. Social halls, meeting rooms and convention or catering facilities 7. Commercial recreation 8. Warehousing 9. Auditoriums, theaters, cinemas and stadiums 10. Contractor's storage yard 11. Animal kennels and veterinary hospitals 12. Automobile and truck rental facilities 13. Restaurants 14. Automotive body shop 15. Hotels and motels 16. Equipment and machinery rentals 17. Day-care centers 	<p>150 square feet of floor area for the first 5,000 square feet and 1 space per each 200 square feet of floor area in excess of 5,000 square feet</p> <p>200 square feet of floor area</p> <p>2 per salesman position</p> <p>150 square feet of floor area</p> <p>100 square feet, plus 1 for each 2 employees</p> <p>Not less than the highest design hour as determined by the Planning Board</p> <p>150 square feet of office area, plus 1 for each 2 employees</p> <p>4 persons' capacity, plus 10 spaces</p> <p>As determined by the Planning Board at the time of site plan and special permit approval</p> <p>4 for practitioner, plus 2</p> <p>Employee plus 1 space for 1/5 of the storage capacity of rental vehicles. If automobile sales are conducted as a permitted accessory use, then 2 additional spaces will be required.</p> <p>1½ seats' capacity</p> <p>4 bays, plus 1 per 100 square feet of office and waiting area</p> <p>1 accommodation unit, plus 1 per 3 employees in the maximum working shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use</p> <p>150 square feet of floor area</p> <p>As determined by the Planning Board at the time of site plan and special permit approval</p>	<ol style="list-style-type: none"> 1. A buffer of not less than 50 feet shall be provided between any use first permitted in this district and a lot in a residence district. A buffer equal to the respective required setback shall be provided between any conditional or special permit use and a lot in a residence district. Where such a lot does not directly abut the lot in a CS use, the buffer dimensions shall be reduced by 1 foot for each foot said lot is separated from the lot in CS use. 2. All uses shall be conducted within entirely enclosed buildings, except where otherwise indicated or where customarily such uses are conducted out of doors. The conduct of such uses shall not be allowed within any required front setback. Outdoor servicing is prohibited. 3. Same as NS, No. 4

RAMAPO CODE

Table of General Use Requirements
Part II: Nonresidential Districts
PO and LO Districts, § 376-31

[Amended 5-25-2005 by L.L. No. 3-2005; 6-14-2006 by L.L. No. 4-2006; 9-8-2014 by L.L. No. 8-2014]

A District	B Uses Permitted by Right	B-1 Use Group	C Special Permit Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Article XVI)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (Subject to Article VII)		G Additional Use Requirements
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
PO	<ol style="list-style-type: none"> Same as RR-160, No. 1 (utilities) Same as NS, No. 2 (public utility buildings) Same as NS, No. 5 (libraries, museums and art galleries) Offices, professional and business Same as CS, No. 8 (medical offices) 	<p>a</p> <p>A</p> <p>B</p> <p>B</p>	<ol style="list-style-type: none"> Funeral chapels Banks Wireless communication services facilities, subject to § 376-1214 Community recreation facility 	<p>B</p> <p>B</p> <p>d</p> <p>L</p>	None		<ol style="list-style-type: none"> Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), 6 (temporary signs) and 7 (signs) 	<ol style="list-style-type: none"> Same as NS, Nos. 1, 2 and 4 Same as CS, No. 5 Funeral chapels Banks Offices Community recreation facility 	<p>5 seats' capacity</p> <p>200 square feet of floor area</p> <p>200 square feet</p> <p>300 square feet</p>	<ol style="list-style-type: none"> A buffer of not less than 15 feet shall be provided between any use first permitted in this district and any lot in a residence district. Same as CS, Nos. 2 and 3 A buffer of 50 feet shall be provided between any community recreational facility permitted in this district and any lot in a single-family residence district.
LO	<ol style="list-style-type: none"> Same as NS, Nos. 1 (utilities) and 2 (public utility buildings) Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use Laboratories, research facilities and corporate parks Medical and dental clinics and health service complexes 	<p>J</p> <p>J</p> <p>J</p> <p>J</p>	<ol style="list-style-type: none"> Same as RR-80, No. 2 (reservoirs) Same as RR-80, Nos. 3 (outdoor recreation facilities) and 4 (accessory recreation structures) Same as NS, No. 4 (temporary structures) (Reserved) Same as CS, No. 7 (commercial recreation) Same as NS, Col. B, No. 7 (schools of special instruction) Industrial uses, subject to the provisions of § 376-33, which may include manufacturing, fabrication, assembling, testing or other handling of products but excluding chemical processing Wholesaling or warehousing business but excluding wholesale and retail sales on the premises Manufacturing of prototype products as an adjunct to an office or laboratory use may be permitted, provided that all activities are within fully enclosed structures and that chemical processing is limited to that of a laboratory environment Wireless communication services facilities, subject to § 376-1214 Downtown hotels, subject to § 376-122, provided that such uses shall not be located within 500 feet of a residence district Highway hotels, subject to § 376-122, provided that such uses shall not be located within 500 feet of a residence district 	<p>b</p> <p>J</p> <p>J</p> <p>J</p> <p>J</p> <p>J</p> <p>J</p> <p>J</p> <p>d</p> <p>M</p> <p>I</p>	<ol style="list-style-type: none"> Active adult senior citizen housing development subject to § 376-167 	<p>aa</p>	<ol style="list-style-type: none"> Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), 6 (temporary signs) and 7 (signs) Maintenance and utility shops for the upkeep and repair of buildings and structures on the site, central heating and air-conditioning plants, power substations, water supply and sewage disposal facilities, training schools for employees, communication facilities, company clinics, employee dining and recreation facilities, all of which are for the exclusive use of employees and visitors to the buildings but not for the general public 	<ol style="list-style-type: none"> Same as NS, Nos. 2 and 8 Same as CS, Nos. 5, 7 and 8 Industrial uses Laboratories/research facilities Hotels and motels Office buildings 	<p>2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area</p> <p>2 employees, but not fewer than 10</p> <p>1 accommodation unit, plus 1 per 3 employees in the maximum working shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use</p> <p>200 square feet</p>	<ol style="list-style-type: none"> Buffer areas equal to the respective required setback shall be provided between the proposed use and any residential district boundary, except that the Planning Board may reduce the buffer at the time of site development plan review to not less than 50 feet where owing to topographic or other conditions, or characteristics of proposed use, there will be no foreseeable interference with the use and enjoyment of residentially zoned properties. The minimum distance between detached buildings shall be the height of the highest wall, plus 15 feet. Fire access shall be provided to any proposed structure as required by the Building Inspector. The maximum length or extent of any building shall not exceed 66% of the lot width. There shall be no parking or storage permitted in any space between buildings except as specifically approved and shown on the site development plan as safe and clear of fire apparatus travel lanes. No entrances or exits for any parking or loading area shall be located within 300 feet of any residential district or be allowed egress on any road classified as a local road on the Official Map, other than an industrial service street approved by the Planning Board in a planned building development.

ZONING
Town of Ramapo, New York
Table of General Use Requirements
Part II: Nonresidential Districts
PI District
§ 376-31

[Amended 6-14-2006 by L.L. No. 4-2006; 9-8-2014 by L.L. No. 8-2014]

A	B	B-1	C	C-1	D	D-1	E	F	G
District	Uses Permitted by Right	Use Group	Special Permit Uses by Planning Board (Subject to Articles XI and XII)	Use Group	Uses by Special Permit of the Town Board (Subject to Article XVI)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (Subject to Article VII)	Additional Use Requirements
PI	<p>1. Same as LO, Nos. 1 through 4</p> <p>2. Industrial uses, subject to the provisions of § 376-33, which may include the manufacturing, fabrication, processing, converting, altering, assembling, testing or other handling of products</p> <p>3. Wholesaling or warehousing business but excluding wholesale and retail sales on the premises</p>	K	<p>1. Same as RR-160, No. 2 (reservoirs)</p> <p>2. Same as RR-160, Nos. 3 (outdoor recreation facilities) and 4 (accessory recreation structures)</p> <p>3. Same as CS, No. 7 (commercial recreation)</p> <p>4. Same as NS, No. 4 (temporary structures)</p> <p>5. Automobile sales and service agencies subject to § 376-128</p> <p>6. Contractors' storage yards subject to § 376-129</p> <p>7. Laundry and dry-cleaning plants, but excluding self-service or pickup and delivery at retail</p> <p>8. (Reserved)</p> <p>9. Refuse collectors, provided that there shall be no outside storage of vehicles except as permitted by the Planning Board</p> <p>10. Freight and truck transfer terminals</p> <p>11. Sales and showroom facilities for products manufactured, fabricated, processed, converted, altered or assembled on the premises, which products may also be stored or warehoused on the premises, and retail and wholesale sales in conjunction with a wholesaling or warehousing business, subject to § 376-1211</p> <p>12. Wireless communication services facilities, subject to § 376-1214</p> <p>13. Downtown hotels, subject to § 376-122, provided that such uses shall not be located within 500 feet of a residence district</p> <p>14. Highway hotels, subject to § 376-122, provided that such uses shall not be located within 500 feet of a residence district</p>	b	None		<p>1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures) and 6 and 7 (signs)</p> <p>2. Same as LO, No. 2 (maintenance and ancillary facilities)</p>	<p>1. Same as NS, No. 2</p> <p>2. Same as CS, Nos. 4, 5, 7 and 8</p> <p>3. Same as LO, Nos. 3, 4, 5 and 6</p>	<p>1. Same as LO, Nos. 1 through 5</p> <p>2. 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 residential districts.</p>