

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	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 (utilities), 2 (agriculture) and 3 (house of worship). Same as RR-160, No. 4 (residences) and 5 (community residence facilities) 	h	<ol style="list-style-type: none"> 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) Same as RR-160, No. 11 (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), 17 (ASH), 18 (cemeteries), 19 (stables) and 20 (ambulance corps) 	h h plus 50% of lot area h	<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 through 16 	<ol style="list-style-type: none"> Same as RR-160, Nos. 1, 2, 4 through 18 and 20 through 22 House of worship 	200 square feet of floor area or 10 seats' capacity, whichever is greater (school area same as No. 1)	<ol style="list-style-type: none"> Same as RR-160, No. 1
R-40 and R-40A	<ol style="list-style-type: none"> Same as RR-160, No. 1 (utilities) Same as RR-160, No. 3 (house of worship) Same as RR-160, No. 4 (residences) Same as RR-160, No. 5 (community residence facilities) 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: <ol style="list-style-type: none"> Nurseries, greenhouses and other enclosed structures for growth and production of plants 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	<ol style="list-style-type: none"> 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) 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), 17 (ASH), 18 (cemeteries), 19 (stables) and 20 (ambulance corps) In R-40A only, 1-family detached residences subject to § 376-1213, with not more than 1 principal residential building on a lot In R-40 only, country inns 	h m plus 50% of lot area m See § 376-1213	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 (hospitals) and 2 (nursing homes) In R-40 Zone, public parkland preservation pursuant to § 376-162 	m	<ol style="list-style-type: none"> Same as RR-160, Nos. 1 through 16 	<ol style="list-style-type: none"> Same as RR-160, Nos. 1, 2, 4 through 18 and 20 through 22 Public parkland preservation Same as RR-50, No. 2 	2.25 spaces per unit	<ol style="list-style-type: none"> 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

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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]

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 	x.3	<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 	1 space per accessory apartment	<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 	<p>x.1</p> <p>x.3</p> <p>x.1</p> <p>x.3</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 	<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>	<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
Town of Ramapo, New York
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"> Multifamily dwellings including garden apartments and townhouses Same as RR-160, No. 3 (houses of worship) Same as RR-160, No. 1 (utilities) 	<p>x.4</p> <p>e</p>	<ol style="list-style-type: none"> Same as RR-160, No. 1 (public utility structures) Same as RR-160, No. 7 (schools) 				<ol style="list-style-type: none"> Accessory to multifamily dwellings and townhouses: clubhouses, tennis courts, swimming pools, and other similar structures Keeping domestic animals as follows: not more than a total of 5 dogs or cats over 1 year old Same as RR-160, No. 5 (accessory parking) Same as RR-160, No. 9 (temporary sign) Same as RR-160, No. 10 (nonresidential identification sign) 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"> Multifamily dwellings and townhouses 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"> Minimum building separation of 30 feet. The density shall be not more than 16 units per acre. 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. 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"> Same as MR-16, Nos. 1 through 3 		<ol style="list-style-type: none"> 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"> Same as MR-16, Nos. 1, 3 and 4 The density at no more than 12 dwelling units per acre
MR-8	<ol style="list-style-type: none"> Same as MR-16, Nos. 1 through 3 		<ol style="list-style-type: none"> 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"> Same as MR-16, Nos. 1, 3 and 4 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

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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"> Same as RR-160, No. 1 (utilities) 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) Parking lots and parking garages 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 Automotive washing facilities, provided that such facilities are within a fully enclosed building and subject to § 376-126 Automotive repair and maintenance facilities Restaurants and taverns Medical and dental offices and clinics Warehousing associated with retail sales from the same premises or wholesale warehousing in structures not exceeding 30,000 square feet of floor area Theaters and cinemas Neighborhood restaurants 	<ol style="list-style-type: none"> a F H D D B B E I E 	<ol style="list-style-type: none"> Same as NS, No. 4 (temporary structures) 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. Repair of automobile bodies Shopping centers Automobile sales and service agencies, subject to § 376-128 Social halls, meeting rooms and convention and catering facilities Commercial recreation facilities (Reserved) Auction establishments in fully enclosed structures, but not including auctions for vehicles requiring registration Animal kennels and veterinary hospitals, subject to § 376-123 Drive-in restaurants, subject to § 376-1210 Automobile, truck, trailer or equipment rental facilities Wireless communication services facilities, subject to § 376-1214 Day-care center, stand alone Day-care center, within a shopping center Contractor's storage yard, subject to § 376-129 Contractor's storage yard, subject to § 376-129, within a shopping center Downtown hotels, subject to § 376-122 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"> Auditoriums, drive-in cinemas and stadiums Amusement parks 	<ol style="list-style-type: none"> I I 	<ol style="list-style-type: none"> Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage) and 6 and 7 (signs) Accessory processing and servicing of goods shall be conducted entirely within fully enclosed structures. 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. 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"> Same as NS, Nos. 1 through 10 Local convenience commercial Shopping centers and auction establishments Automotive sales Medical/dental offices and clinics Social halls, meeting rooms and convention or catering facilities Commercial recreation Warehousing Auditoriums, theaters, cinemas and stadiums Contractor's storage yard Animal kennels and veterinary hospitals Automobile and truck rental facilities Restaurants Automotive body shop Hotels and motels Equipment and machinery rentals 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"> 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. 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. Same as NS, No. 4

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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>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.

