

§ 290-11A	TABLE OF GENERAL USE REGULATIONS (For use of table see § 290-12) [Amended 5-15-1974; 4-9-1975; 5-12-1976; 4-19-1978; 2-7-1979; 7-8-1986; 10-28-1986; 1-13-1987; 3-10-1987; 1-10-1989; 5-23-1989; 4-17-1990; 3-25-1997; 12-14-1999; 2-8-2000; 11-14-2006 by L.L. No. 14-2006; 4-17-2007 by L.L. No. 4-2007; 6-19-2007 by L.L. No. 12-2007]						
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DISTRICT	Uses Permitted by Right	Uses Permitted by Special Permit of the Board of Appeals, or the Town Board, Where Specified. (Subject to § 290-15 and to Section Listed Use, Where Applicable)	Permitted General Accessory Uses	(Reserved)	Minimum Required Off-Street Parking Spaces (Subject to Article VI) For:At Least one Parking Space for Each:	Minimum Required Accessory Off-Street Loading Berths (Subject to Article VI)	Additional Use Regulations (For Regulations Governing All Nonconforming Uses, See Article VII)
LO	1. Place of worship, including accessory rooms for religious training, parish houses and rectories. 2. Public parks and playgrounds. 3. Fire, police and similar public buildings. 4. Office buildings for professional, governmental and business uses. 5. Research development, experimental and testing laboratories. 6. Social halls, meeting rooms, convention halls and catering facilities whether commercial or nonprofit facilities, 7. Book distribution centers and associated uses. 8. Golf courses and public and private tennis clubs, on lots not less than 5 acres in area, including beaches, marinas, yacht and similar clubs, boat rental or storage and picnic grounds, and accessory restaurants, whether or not operated for profit, but not within 200 feet of any lot line. 9. Carnivals and circuses subject to § 290-17E and L.L. No. 4, 1976 (Ch. 117) as amended by L.L. No. 2, 1978. 10. Communication switching facilities within buildings, including office facilities.	A. BOARD OF APPEALS 1. Public utility substations or pumping stations and telephone exchanges, housed in a structure that harmonizes with the character of the neighborhood and having adequate fences and other safety devices and adequate screening and landscaping, and subject to performance standards procedure of § 290-13B, provided that they provide service to the surrounding area, except that communication switching facilities within buildings, including office facilities, shall not be subject to a special permit. 2. (Reserved) 3. Restaurants with access to a major road and with no accessory building or parking within 50 ft. of a residential district lot line. 4. Public utility right-of-way, towers and lines, provided that they are necessary for the general welfare, neighborhood character and surrounding property values are reasonably safeguarded; and that the towers and poles conform to the height restrictions of the district. 5. Floodplain uses within areas designated on the Official Map as a floodplain, swamp, drainageway or drainage easement as follows: parking spaces, driveways, open recreation in landscaped areas, signs and fences, provided that said uses do not block, impede or interfere with the natural drainage of the area so as to increase the danger of flooding down- or upstream from the lot. 6. (Reserved) B. TOWN BOARD 1. Public and private hospitals and sanitariums for general medical care. 2. Convalescent and nursing homes, and institutions for children and the aged, whether or not operated for profit, provided that no building is located within 100 ft. of any lot and the lot has an area of at least 3 acres. 3. Reservoirs on lots of 3 acres or more and water towers and water tanks owned and operated by a public utility, which water tank or water tower is located at or above ground, on plots of 3 acres or more. 4. Sandpits, gravel pits, removal of topsoil and landfill or excavation operations, for a period not to exceed 5 years, subject to § 290-17L. 5. Agency boarding homes, agency group homes, agency community residences and residential care facilities for victims of domestic violence. 6. Railroad right-of-way, provided that all brush and cut timber are disposed of in accord with approved forestry practices. 7. Child day-care center pursuant to § 290-17Z and subject to site plan approval by the Planning Board, which approved site plan shall accompany the application for special permit. 8. Warehouses and wholesale distribution centers with related offices and showrooms with trucking solely limited to daytime hours on properties not less than 30 acres in area that have access within 100 feet of a state or county road, measured from the property line to the state or county road. All of the above is subject to the following additional requirements: (a) Site plan approval application to the Planning Board shall accompany the application for this special permit. (b) A seventy-five-foot buffer (as currently specified for special permit uses in the LO Zoning District) must be provided. (c) One off-street parking space per 1,000 sq. ft. of gross floor area must be provided for special permit use. (d) No retail sales shall be permitted. (e) Applicant must demonstrate to the satisfaction of the Town Board that property has sufficient traffic flow and road systems in place in order to accommodate the warehouse and wholesale distribution use with no adverse impact on existing area roadways.	1. For any institutional use: 1 dwelling unit for a caretaker, gatehouse, reception office or watchman's post subject to § 290-21B(7). 2. The following private structures: greenhouses, barns, silos, tool sheds, garages, tennis courts, swimming pools, recreational structures and other similar structures. Swimming pools are subject to Chapter 258 of the Town Code. 3. Accessory parking, subject to § 290-22. 4. Accessory loading, subject to § 290-23. 5. (Reserved) 6. Temporary structures for storage of equipment and materials used in connection with the construction of residential development, and temporary sales offices, not to exceed 2 years. 7. Accessory uses to golf courses, tennis clubs, offices and research laboratories, including garages for storage and maintenance of company motor vehicles; storage of gasoline and lubricating oils thereof; parking facilities; maintenance and utility shops for the upkeep and repair of buildings and structures on the site; central heating and air conditioning; plants and power substations; water supply and sewage disposal facilities; training schools for employees; buildings for storage of documents, records and personal property, communication facilities; and clinics, dining and recreation facilities, banks, post offices, company stores and guest lodges for the exclusive use of company employees and of visitors to the buildings but not for the general public, provided that the office building or laboratory development is located on the same site therewith; residential quarters for conferees, members and guests, but not including a motel. 8. Any other similar accessory use subject to approval of Board of Appeals. 9. The keeping and use of primates for laboratory and experimental purposes within the same premises.		1. Churches, public buildings, libraries community and recreational buildings 2. Schools of general instruction, nursery schools, private schools or schools of special instruction 3. Hospitals 4. Sanitariums, convalescent or nursing homes 5. Golf courses or other public or private clubs 6. Restaurants (a) Standard (b) Fast-food 7. Telephone exchanges 8. Airports or heliports 9. Offices 10. Laboratories. 11. Social halls, meeting rooms, convention halls and catering facilities 200 sq. ft. of floor area, but not less than 1 space for each 5 seats where provided. 12 seats or students for schools of elementary or nursery grades and 6 seats or students for other schools. 3 beds plus 1 for each employee. 4 beds plus 1 for each employee. 2 members or accommodations such as lockers, whichever is greater. 100 gross sq. ft. 75 gross sq. ft. 2 employees or 300 sq. ft. of floor area, whichever is less. 2 employees plus 1 for each private aircraft parking space and 5 per scheduled aircraft arrival or departure within the peak 3-hour period. 200 sq. ft. of gross floor area 300 sq. ft. of gross floor area. 200 sq. ft. of gross floor area, but not less than 1 space for each 5 seats where provided.	1. For a public library, museum, art gallery or similar institution or governmental building, community center, hospital or sanitarium, nursing or convalescent home, institution for children or the aged, or school with floor area of 10,000 sq. ft., 1 berth; for each additional 25,000 sq. ft. or fraction thereof, 1 additional berth. 2. For all other uses with a floor area of 10,000 to 25,000 sq. ft. 1 berth; for each additional 25,000 sq. ft. or major fraction thereof up to 100,000 sq. ft., 1 additional berth; for each additional 50,000 sq. ft. or major fraction thereof, 1 additional berth.	1. All new nonresidential uses are subject to continued enforcement of performance standards procedure (§ 290-13B). 2. In addition to the particular requirements for any use listed in Column 3, the Board of Appeals or Town Board, as specified in Column 3 for a particular use, where reasonable and appropriate, may require fences and other safety devices, landscaping, screening and access roads and buffer areas as required. 3. No use listed in Column 3 shall be permitted for which access shall not be sufficient and suitably located to accommodate prospective traffic in a manner which will not create traffic congestion or hazard on adjacent highways. 4. Buffer areas of 75 ft. shall be required for special permit uses, except Board of Appeals or Town Board as specified in Column 3 for particular use may reduce width of buffer areas no more than 50 ft. where local conditions and substitute appropriate protection for neighboring properties is reasonably indicated. Such buffer areas shall be permanently landscaped and maintained in harmony with the landscaping or natural growths in the neighborhood. 5. All uses other than a one- or two-family residence shall obtain site plan approval subject to § 290-31C. 6. All uses other than single-family residences shall obtain approval of the Architectural Review Board (Chapter 5 of the Town Code). 7. All uses and accessory storage shall be within completely enclosed buildings. 8. All areas not used for buildings, circulation space and for accessory off-street parking shall be suitably landscaped and maintained in good condition. 9. Entrances and exits shall be located only on a major or secondary road and shall be so located as to draw a minimum of vehicular traffic to and through local roads. 10. No shipping or receiving of goods shall be carried on between 11:00 p.m. and 7:00 a.m. 11. Usable open space for offices and laboratories shall be provided on the basis of 100 sq. ft. for each 5,000 sq. ft. of gross floor space; buffer areas may be included in such space if they are provided with benches or similar equipment and have no dimension less than 15 ft. 12. Minimum distance between buildings shall be no less than height of highest wall. 13. All exterior of buildings, parking areas, walkways and vehicular entranceways shall be suitably lighted when facilities are used after dusk, but such lighting shall not glare on adjacent districts or residential properties. 14. Notwithstanding any other buffer requirement, no parking shall be provided within 50 feet of any residential district, and such area shall be landscaped. No parking shall be provided within 20 feet of any building. 15. No recreational facilities shall be located within 200 ft. of any property line where residential use is first permitted by right. 16. Loading berths facing public or private roads or facing residential zoning districts shall be within fully enclosed buildings or shall be completely shielded from view by walls, berms, year-round landscaping and/or fencing.

