

**SCHEDULE 1 - PAGE 1  
TABLE OF USE AND BULK REQUIREMENTS  
VILLAGE OF SOUTH NYACK**

**DISTRICTS:  
R-4A**

Zoning District	Principal Use	Use Type	Minimum Lot Frontage (ft)	Maximum Lot Coverage (%)	Minimum Yards (ft):				Maximum Height			Permitted Accessory Uses	Use Type	
					Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
<b>R-4A ONE-FAMILY HISTORIC RESIDENCE</b>	In order to preserve the unique historical and architectural character of the property currently known as 122 Franklin Street, identified on the Village tax map as Sec. 66.45, Block 3, Lot 27, this district requires 4 acres per lot. To encourage and facilitate the maintenance of this unique property in its historic state, a broader range of uses and greater intensity of use is allowed insofar as the property can absorb these because of its unusually large size. Up to eight accessory structures are allowed per 4-acre lot. Three accessory structures known as the barn, summer kitchen and pool house on proposed master plan dated 6/5/04 may include habitable space, not to exceed 1300 square feet each and subject to site plan approval by the South Nyack Planning Board. The number of special permit uses allowed on the property is as allowed in §110-8.4. To the extent that the provisions of the bulk table for District R-4A may conflict with other regulations of this law with respect to bulk or use, the provisions in this table shall have controlling precedent.													
	One-family dwelling*	P	100	38	35	30	20	40	3	30	36	Private boathouse	PA	
	Public School	P	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	
	Community residence facility subject to §110-6.15	P	100	38	35	30	20	40	3	30	36	Private utility storage building	PA	
	Place of Worship	P	100	38	35	<---See §110-7.6--->			<---See §110-7.6--->			(including garden shed, tool shed, greenhouse)		
	Private Schools subject to §110-8.5	SPZ	100	38	35	30	20	40	3	30	36	Professional office or studios subject to §110-8.8	PA	
	Places of worship with parish houses subject to §110-8.5	SPZ	100	38	35	<---See §110-7.6--->			<---See §110-7.6--->			with exemptions as set forth in C, D and F		
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	100	38	35	30	20	40	3	30	36	Exercise facilities for residents	PA	
	Mass transit and public utility rights-of-way and structures subject to §110-8.6	SPZ	100	38	35	30	20	40	3	30	36	Entertainment space for residents	PA	
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	100	38	35	30	20	40	3	30	36	Bed and breakfast rooms if primary dwelling	PA	
	Professional office or studios subject to §110-8.8 with exemptions as set forth in C, D, and F	SPZ	100	38	35	30	20	40	3	30	36	used as bed and breakfast, subject to §110-8.13 with exemptions as set forth in G and H		
	Private Educational Campus subject to §110-8.9	SPT	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	
	Bed and breakfast establishment subject to §110-8.13 with exemptions as set forth in G and H	SPT	100	38	35	30	20	40	3	30	36	Home Occupations, subject to §110-6.12 with exemptions as set forth in A, E and F	PA	
	Permitted Accessory Structures	PA			90	15	10	20	1	15	15	Renting of Rooms subject to §110-6.16 with exemptions as set forth in its 1,2,3,4,7 and 12	ACU	

**R-4A**

**Notes**

- (P) = Permitted Use
- (SPZ) = Special Permit Use - Granting Authority = Zoning Board of Appeals
- (SPT) = Special Permit Use - Granting Authority = Board of Trustees
- (ACU) = Accessory Requiring Certificate of Use
- (PA) = Permitted Accessory
- Note: All special permit uses are subject to §110-8.1 through §110-8.4
- \* = not to exceed one principal structure per lot

Existing barn shall be allowed 2 stories and 28 feet height and existing summer kitchen 2 stories and 20 feet in height, and with respect to Article XI these existing structures shall be considered as buildings that are conforming as to bulk.

**SCHEDULE 1 - PAGE 2  
TABLE OF USE AND BULK REQUIREMENTS  
VILLAGE OF SOUTH NYACK**

**DISTRICTS:  
R-18; R-12; R-12HC; R-12H**

Zoning District	Principal Use	Use Type	Minimum Lot:		Maximum Lot Coverage (%)	Minimum Yards (ft):				Maximum Height			Permitted Accessory Uses	Use Type	
			Area 1	Area 2		Frontage (ft)	Front	Rear	Side, 1	Side, Both	Stories	Feet (a)			Feet (b)
<b>R-18 ONE-FAMILY RESIDENCE</b>	One-family dwelling*	P	18000 sf	24000 sf	100	38	35	30	20	40	3	30	36	Private garage	PA
	Public School	P	18000 sf	18000 sf	100	38	35	30	20	40	3	30	36	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	18000 sf	24000 sf	100	38	35	30	20	40	3	30	36	Private swimming pool	PA
	Place of Worship	P	18000 sf	18000 sf	100	38	35	<---See §110-7.6--->		<---See §110-7.6--->			Private utility storage building	PA	
	Private schools subject to §110-8.5	SPZ	18000 sf	18000 sf	100	38	35	30	20	40	3	30	36	(including garden shed, tool shed, greenhouse)	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	18000 sf	18000 sf	100	38	35	<---See §110-7.6--->		<---See §110-7.6--->			Boathouses and boat docks.	PA	
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	100	38	35	30	20	40	3	30	36	Children's playhouse	PA
	Mass transit and public utility rights of way and structures subject to §110-8	SPZ	18000 sf	24000 sf	100	38	35	30	20	40	3	30	36	Home Occupations, subject to §110-6.12	PA
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	18000 sf	24000 sf	100	38	35	30	20	40	3	30	36	Renting of Rooms subject to §110-6.16	ACU
	Professional office or studios subject to §110-8.8	SPZ	18000 sf	24000 sf	100	38	35	30	20	40	3	30	36		
	Private Educational Campus subject to §110-8.9	SPT	18000 sf	24000 sf	100	38	35	30	20	40	3	30	36		
Permitted Accessory Structures	PA					90	15	10	20	1	15	15			
<b>R-12 ONE-FAMILY RESIDENCE</b>	One-family dwelling*	P	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36	Private garage	PA
	Public School	P	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36	Private swimming pool	PA
	Place of Worship	P	12000 sf	12000 sf	100	45	35	<---See §110-7.6--->		<---See §110-7.6--->			Private utility storage building	PA	
	Places of worship with parish houses subject to §110-8.5	SPZ	12000 sf	12000 sf	100	45	35	See §110-7.6		See §110-7.6			(including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	100	45	35	25	15	35	3	30	36	Boathouses and boat docks.	PA
	Mass transit and public utility rights of way and structures subject to §110-8	SPZ	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36	Children's playhouse	PA
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36	Home Occupations, subject to §110-6.12	PA
	Professional office or studios subject to §110-8.8	SPZ	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36	Renting of Rooms subject to §110-6.16	ACU
	Private Boat or Yacht Club subject to §110-8.1	SPZ	12000 sf	18000 sf	100	45	35	25	15	35	3	30	36		
	Permitted Accessory Structures	PA					60	8	8	16	1	15	15		
<b>R-12HC CLUSTER SUBDIVISION</b>	Each lot in the clustered major subdivision designated R-12HC shall be subject to the requirements of the R-12H district and the requirements for the individual lot as identified by the table on Sheet 7 (Final Cluster Subdivision Plat) of the Final Subdivision Plan for the Lands of Dansome L.L.C. on file at Village Hall and with the Rockland County Clerk. If any conflict shall arise between the applicability of the R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail.														
<b>R-12H HILLSIDE RESIDENTIAL</b>	One-family dwelling*	P	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36	Private garage	PA
	Public School	P	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36	Private swimming pool	PA
	Place of Worship	P	12000 sf	12000 sf	100	45	35	<---See §110-7.6--->		<---See §110-7.6--->			Private utility storage building	PA	
	Places of worship with parish houses subject to §110-8.5	SPZ	12000 sf	12000 sf	100	45	35	<---See §110-7.6--->		<---See §110-7.6--->			(including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	100	45	30	25	15	35	3	30	36	Boathouses and boat docks.	PA
	Mass transit and public utility rights of way and structures subject to §110-8	SPZ	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36	Children's playhouse	PA
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36	Home Occupations, subject to §110-6.12	PA
	Professional office or studios subject to §110-8.8	SPZ	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36	Renting of Rooms subject to §110-6.16	ACU
	Private Educational Campus subject to §110-8.9	SPT	12000 sf	12000 sf	100	45	30	25	15	35	3	30	36		
	Permitted Accessory Structures	PA					60	8	8	16	1	15	15		

**Notes**  
(P) = Permitted Use  
(SPZ) = Special Permit Use - Granting Authority = Zoning Board of Appeals  
(SPT) = Special Permit Use - Granting Authority = Board of Trustees  
(ACU) = Accessory Requiring Certificate of Use  
(PA) = Permitted Accessory  
Note: All special permit uses are subject to §110-8.1 through §110-8.4

Minimum Lot Area Applicability:  
Area 1 = Existing principal building and lot  
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.  
(Must Meet Min. Lot Area requirement after application of the slope formula, §110-7.3)  
\* = not to exceed one principal structure per lot

Maximum Building Height Applicability:  
Maximum Building Height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types (see §110-13N)

**SCHEDULE 1 - PAGE 3  
TABLE OF USE AND BULK REQUIREMENTS  
VILLAGE OF SOUTH NYACK**

**DISTRICTS:  
RG-8H; RG-6; RG-4; HRA**

Zoning District	Principal Use	Use Type	Minimum Lot:			Maximum Lot Coverage (%)	Minimum Yards (ft):				Maximum Height			Accessory Uses	Use Type
			Area 1	Area 2	Frontage (ft)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)		
<b>RG-8H HILLSIDE RESIDENTIAL</b> (Within the RG-8H/R-12H District: uses that were in existence on the effective date of this chapter shall be classified RG-8H and meet these requirements except that if a proposed floor area expansion to an existing building exceeds 50%, the property shall become subject to the requirements of the R-12H)	One-family dwelling*	P	8000 sf		80	45	30	22	15	30	3	30	36	Private garage	PA
	Two-family type-b dwelling*	P	10000 sf		100	45	30	22	15	30	3	30	36	Private boathouse	PA
	Conversion of Existing Structure to Two-family type-b dwelling*	P	12000 sf		100	45	30	22	15	30	3	30	36	Private swimming pool	PA
	Public School	P	8000 sf		80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA
	Community residence facility subject to §110-6.15	P	8000 sf		80	45	30	22	15	30	3	30	36	Boathouses and boat docks.	PA
	Place of Worship	P	8000 sf		80	45	35	<---See §110-7.6--->			<---See §110-7.6--->			Children's playhouse	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	8000 sf		80	45	35	<---See §110-7.6--->			<---See §110-7.6--->			Home Occupations, subject to §110-6.12	PA
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac		80	45	30	22	15	30	3	30	36	Renting of Rooms subject to §110-6.16	ACU
	Mass transit and public utility rights of way and structures subject to §110-8	SPZ	8000 sf		80	45	30	22	15	30	3	30	36		
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	8000 sf		80	45	30	22	15	30	3	30	36		
	Professional office or studios subject to §110-8.8	SPZ	8000 sf		80	45	30	22	15	30	3	30	36		
	Private Educational Campus subject to §110-8.9	SPT	8000 sf		80	45	30	22	15	30	3	30	36		
	Permitted Accessory Structures	PA					55	5	5	10	1	15	15		
<b>RG-6 GENERAL RESIDENTIAL</b>	One-family dwelling*	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private garage	PA
	Public School	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private swimming pool	PA
	Place of Worship	P	6000 sf	12000 sf	60	50	35	<---See §110-7.6--->			<---See §110-7.6--->			Private utility storage building (including garden shed, tool shed, greenhouse)	PA
	Two-family dwelling*	P	8000 sf	18000 sf	80	50	25	20	12	25	3	30	36	Boathouses and boat docks.	PA
	Conversion of Existing Structure to Two-family dwelling*	P	9000 sf	18000 sf	80	50	25	20	12	25	3	30	36	Children's playhouse	PA
	Private schools subject to §110-8.5	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Home Occupations, subject to §110-6.12	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	6000 sf	12000 sf	60	50	35	<---See §110-7.6--->			<---See §110-7.6--->			Renting of Rooms subject to §110-6.16	ACU
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	60	50	25	20	12	25	3	30	36		
	Mass transit and public utility rights of way and structures subject to §110-8	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
	Professional office or studios subject to §110-8.8	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
	Permitted Accessory Structures	PA					50	5	5	10	1	15	15		
<b>RG-4 GENERAL RESIDENTIAL</b>	One-family dwelling*	P	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36	Private garage	PA
	Public School	P	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36	Private swimming pool	PA
	Place of Worship	P	4000 sf	8000 sf	40	55	35	<---See §110-7.6--->			<---See §110-7.6--->			Private utility storage building (including garden shed, tool shed, greenhouse)	PA
	Two-family dwelling*	P	6000 sf	12000 sf	60	55	20	20	10	20	3	30	36	Boathouses and boat docks.	PA
	Conversion of Existing Structure to Two-family dwelling*	P	7000 sf	12000 sf	60	55	20	20	10	20	3	30	36	Children's playhouse	PA
	Private schools subject to §110-8.5	SPZ	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36	Home Occupations, subject to §110-6.12	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	4000 sf	8000 sf	40	55	35	<---See §110-7.6--->			<---See §110-7.6--->			Renting of Rooms subject to §110-6.16	ACU
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	40	55	20	20	10	20	3	30	36		
	Mass transit and public utility rights of way and structures subject to §110-8	SPZ	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36		
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36		
	Professional office or studios subject to §110-8.8	SPZ	4000 sf	8000 sf	40	55	20	20	10	20	3	30	36		
	Permitted Accessory Structures	PA					45	5	5	10	1	15	15		
<b>HRA HIGH-RISE APARTMENTS</b>	Existing four (4) six story buildings only; existing principal and accessory uses only. Any change to existing area and bulk utilization shall require a variance.														<b>HRA</b>

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(SPT) = Special Permit Use - Granting Authority = Board of Trustees  
(ACU) = Accessory Requiring Certificate of Use  
(PA) = Permitted Accessory  
Note: All special permit uses are subject to §110-8.1 through §110-8.4

Minimum Lot Area Applicability:  
Area 1 = Existing principal building and lot  
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.  
(Must Meet Min. Lot Area requirement after application of the slope formula, §110-7.3)  
\* = not to exceed one principal structure per lot

Maximum Building Height Applicability:  
Maximum Building Height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types (see §110-13N)

**SCHEDULE I - PAGE 4  
TABLE OF USE AND BULK REQUIREMENTS  
VILLAGE OF SOUTH NYACK**

**DISTRICTS:  
RG-A; R-O; RG-OA; B-1**

Zoning District	Principal Use	Use Type	Minimum Lot:		Frontage (ft)	Maximum Lot Coverage (%)	Minimum Yards (ft):				Maximum Height			Accessory Uses	Use Type
			Area 1	Area 2			Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)		
<b>RG-A GENERAL RESIDENTIAL AND APARTMENTS</b>	One-family dwelling*	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private garage	PA
	Public School	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private swimming pool	PA
	Place of Worship	P	6000 sf	12000 sf	60	50	35	<---See §110-7.6--->			<---See §110-7.6--->			Private utility storage building	PA
	Two-family dwelling*	P	8000 sf	18000 sf	80	50	25	20	12	25	3	30	36	(including garden shed, tool shed, greenhouse)	PA
	Conversion of Existing Structure to Two-family dwelling*	P	9000 sf	18000 sf	80	50	25	20	12	25	3	30	36	Boathouses and boat docks.	PA
	Three-story Apartment Buildings existing on the effective date of this chapter	P	<-----Any change to existing area and bulk utilization shall require a variance----->											Children's playhouse	PA
	Private schools subject to §110-8.5	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Home Occupations, subject to §110-6.12	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	6000 sf	12000 sf	60	50	35	<---See §110-7.6--->			<---See §110-7.6--->			Renting of Rooms subject to §110-6.16	ACU
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	60	50	25	20	12	25	3	30	36		
	Mass transit and public utility rights of way and structures subject to §110-8.7	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
	Professional office or studios subject to §110-8.8	SPZ	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
	Permitted Accessory Structures	PA					50	5	5	10	1	15	15		
<b>R-O RESIDENTIAL PROFESSIONAL OFFICE</b>	One-family dwelling*	P	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36	Private garage	PA
	Two-family type-b dwelling*	P	10000 sf	10000 sf	100	45	30	22	15	30	3	30	36	Private boathouse	PA
	Conversion of Existing Structure to Two-family type-b dwelling*	P	12000 sf	12000 sf	100	45	30	22	15	30				Private swimming pool	PA
	Public School	P	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36	Private utility storage building	PA
	Community residence facility subject to §110-6.15	P	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36	(including garden shed, tool shed, greenhouse)	PA
	Place of Worship	P	8000 sf	8000 sf	80	45	35	<---See §110-7.6--->			<---See §110-7.6--->			Boathouses and boat docks.	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	8000 sf	8000 sf	80	45	35	<---See §110-7.6--->			<---See §110-7.6--->			Children's playhouse	PA
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	80	45	30	22	15	30	3	30	36	Home Occupations, subject to §110-6.12	PA
	Mass transit and public utility rights of way and structures subject to §110-8.7	SPZ	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36	Renting of Rooms subject to §110-6.16	ACU
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36		
	Professional office or studios subject to §110-8.8	SPZ	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36		
	Private Educational Campus subject to §110-8.9	SPT	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36		
	Nursery schools, after school programs and day care centers, duly licensed or authorized by the State of New York.	SPZ	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36		
	Conversion of existing building to multi-family dwelling subject to §110-8.11	SPZ	10000 sf	20000 sf	100	45	30	22	15	30	3	30	36		
Professional offices subject to §110-8.12	SPZ	10000 sf	20000 sf	100	45	30	22	15	30	3	30	36			
Bed and breakfast establishment subject to §110-8.13	SPT	8000 sf	8000 sf	80	45	30	22	15	30	3	30	36			
Permitted Accessory Structures	PA					55	5	5	10	1	15	15			
<b>RG-OA RESIDENTIAL, GENERAL AND PROFESSIONAL OFFICE AND SALE OF ARTS, CRAFTS AND ANTIQUES</b>	One-family dwelling*	P	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36	Private garage	PA
	Public School	P	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25	Private boathouse	PA
	Community residence facility subject to §110-6.15	P	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25	Private swimming pool	PA
	Place of Worship	P	10000 sf	20000 sf	80	40	35	<---See §110-7.6--->			<---See §110-7.6--->			Private utility storage building	PA
	Two-family dwelling*	P	8000 sf	18000 sf	80	50	25	20	12	25	3	30	36	(including garden shed, tool shed, greenhouse)	PA
	Conversion of Existing Structure to Two-family dwelling*	P	10000 sf	20000 sf	80	50	25	20	12	25	3	30	36	Boathouses and boat docks.	PA
	General and professional offices, funeral parlors and sale of arts, crafts and antiques subject to §110-6.18	P	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25	Children's playhouse	PA
	Private schools subject to §110-8.5	SPZ	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25	Home Occupations, subject to §110-6.12	PA
	Places of worship with parish houses subject to §110-8.5	SPZ	10000 sf	20000 sf	80	40	35	<---See §110-7.6--->			<---See §110-7.6--->			Renting of Rooms subject to §110-6.16	ACU
	Philanthropic and charitable institutions subject to §110-8.5	SPZ	2 ac	2 ac	80	40	25	50	15	30	2	25	25		
	Mass transit and public utility rights of way and structures subject to §110-8.7	SPZ	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25		
	Group Care Facility (non-Padavan) subject to §110-8.7	SPZ	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25		
	Professional office or studios subject to §110-8.8	SPZ	10000 sf	20000 sf	80	40	25	50	15	30	2	25	25		
	Bed and breakfast establishment subject to §110-8.13	SPT	6000 sf	12000 sf	60	50	25	20	12	25	3	30	36		
Permitted Accessory Structures	PA					50	5	5	10	1	15	15			
<b>B-1 LOCAL RETAIL BUSINESS</b>	Existing local retail and service establishments only, subject to site plan approval and a certificate of occupancy for every change in tenancy or use. The Planning Board shall, with each approval, obtain an upgrading of the site commensurate with the proposed change. Each store or rental unit shall obtain its own C.O. within 3 months of enactment of this law. Area and bulk requirements shall conform to existing building and parking area only.												Parking and Loading	PA	<b>B-1</b>

**Notes**  
(P) = Permitted Use  
(SPZ) = Special Permit Use - Granting Authority = Zoning Board of Appeals  
(SPT) = Special Permit Use - Granting Authority = Board of Trustees  
(ACU) = Accessory Requiring Certificate of Use  
(PA) = Permitted Accessory  
Note: All special permit uses are subject to §110-8.1 through §110-8.4

Minimum Lot Area Applicability:  
Area 1 = Existing principal building and lot  
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.  
(Must Meet Min. Lot Area requirement after application of the slope formula, §110-7.3)  
\* = not to exceed one principal structure per lot

Maximum Building Height Applicability:  
Maximum Building Height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types (see §110-13N)