

RAMAPO CODE
Town of Ramapo, New York
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	B	B-1	C	C-1	D	D-1	E	F		G
								Minimum Off-Street Parking Spaces (Subject to Article VII)		
								For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below	
	District		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		Additional Use Requirements	
PO	1. Same as RR-160, No. 1 (utilities) 2. Same as NS, No. 2 (public utility buildings) 3. Same as NS, No. 5 (libraries, museums and art galleries) 4. Offices, professional and business 5. Same as CS, No. 8 (medical offices)	a A B B	1. Funeral chapels 2. Banks 3. Wireless communication services facilities, subject to § 376-1214 4. Community recreation facility	B B d L	None		1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), 6 (temporary signs) and 7 (signs)	1. Same as NS, Nos. 1, 2 and 4. 2. Same as CS, No. 5 3. Funeral chapels 4. Banks 5. Offices 6. Community recreation facility	5 seats' capacity 200 square feet of floor area 200 square feet 300 square feet	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. 2. Same as CS, Nos. 2 and 3 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	1. Same as NS, Nos. 1 (utilities) and 2 (public utility buildings) 2. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use 3. Laboratories, research facilities and corporate parks 4. Medical and dental clinics and health service complexes	J J J J	1. Same as RR-80, No. 2 (reservoirs) 2. Same as RR-80, No. 3 (outdoor recreation facilities) and 4 (accessory recreation structures) 3. Same as NS, No. 4 (temporary structures) 4. (Reserved) 5. Same as CS, No. 7 (commercial recreation) 6. Same as NS, Col. B, No. 7 (schools of special instruction) 7. 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 8. Wholesaling or warehousing business but excluding wholesale and retail sales on the premises 9. 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 10. Wireless communication services facilities, subject to § 376-1214 11. Downtown hotels, subject to § 376-122, provided that such uses shall not be located within 500 feet of a residence district 12. Highway hotels, subject to § 376-122, provided that such uses shall not be located within 500 feet of a residence district	b J J J J J J J M I	1. Active adult senior citizens housing development subject to § 376-167	aa	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), 6 (temporary signs) and 7 (signs) 2. 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	1. Same as NS, Nos. 2 and 8 2. Same as CS, Nos. 5, 7 and 8 3. Industrial uses 4. Laboratories/research facilities 5. Hotels and motels 6. Office buildings	2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area 2 employees, but not fewer than 10 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 200 square feet	1. 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. 2. 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. 3. The maximum length or extent of any building shall not exceed 66% of the lot width. 4. 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. 5. 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.