

ZONING

266 Attachment 3

§ 266-22. Schedule of Village of Suffern General Use Requirements Part II

[Amended 5-22-1995 by L.L. No. 3-1995; 12-7-1998 by L.L. No. 14-1998; 4-6-2009 by L.L. No. 2-2009; 5-1-2023 by L.L. No. 4-2023]

District	Permitted Uses	Accessory Uses	Special Permit Uses (refer to Article VI)	Required Off-Street Parking
PO-40	<ol style="list-style-type: none"> 1. Professional and business offices. 2. Research and development laboratories. 3. Medical and dental diagnostic laboratories. 4. Permitted use No. 2 in the 2R-5(P) District. 	<ol style="list-style-type: none"> 1. Parking and loading. 2. Signs. 3. Accessory use No. 2 in the 2R-5(P) District. 	<ol style="list-style-type: none"> 1. Special permit uses No. 1 in the R-15 District. 	<ol style="list-style-type: none"> 1. Public facilities: to be established by the Planning Board. 2. Professional and business offices: 5 spaces per 1,000 square feet of GFA.¹ 3. Research and development laboratories: 2.5 spaces per 1,000 square feet of GFA¹; 1 loading space per 10,000 square feet of GFA. 4. Medical and dental diagnostic laboratories (nonpatient): 2.5 spaces per 1,000 square feet of GFA.¹ 5. Public utility buildings et al.: same as in the R-15 District.
PO-15	<ol style="list-style-type: none"> 1. All permitted uses in the PO-40 District. 2. Places of worship. 3. Residential uses as per § 266-14G. 	<ol style="list-style-type: none"> 1. All accessory uses in the PO-40 District. 	<ol style="list-style-type: none"> 1. Special permit uses Nos. 1 and 3 in the R-15 District. 2. Private schools; colleges and seminaries. 3. Dormitories accessory to schools (see § 266-33F). 	<ol style="list-style-type: none"> 1. As required in the PO-40 District. 2. Wholesaling; warehousing, distribution: 3.3 spaces per 1,000 square feet of sales and office area, plus 1 space for every 3 employees on the largest shift, plus 1 space for every commercial vehicle kept on the lot; 1 loading space for the first 1,500 square feet of GFA and 1 space for each additional 10,000 square feet of GFA.
CB	<ol style="list-style-type: none"> 1. Places of worship. 2. Professional and business offices. 3. Banks. 4. Retail stores; personal services; galleries, studios. 5. Restaurants. 6. Fast-food restaurants in multitenant buildings. 7. Indoor theaters. 8. Printing and lithographing. 9. Schools of special instructions (not permitted on ground floor). 10. Public parking facilities. 11. Plumbing and HVAC supply. 12. Funeral parlors. 	<ol style="list-style-type: none"> 1. Parking and loading. 2. Signs. 3. Recreational facilities incidental to a permitted use. 4. Amusement devices: not more than 2. 	<ol style="list-style-type: none"> 1. Public utility building and substations; utility lines and poles serving 25 kilowatts or greater; standpipes and water towers (see § 266-33Q). 2. Private membership clubs (see § 266-33M). 3. Live entertainment (see § 266-K). 4. Bus terminals (see § 266-33E). 5. Microwave transmission and receiving antennas and dishes (see § 266-33L). 6. Wholesaling of food products manufactured on premises as an accessory use to a permitted primary use. 7. Artists' dwellings on the second or third floor (see § 266-33U). 	<ol style="list-style-type: none"> 1. Place of worship: 1 space per 5 seats. 2. Banks: 5 spaces per 1,000 feet of GFA; drive-in windows: 8 stacking spaces per window. 3. Restaurants: 1 space per 3 seats or 13.3 spaces per 1,000 square feet of GFA, whichever is greater (fast-food restaurants are excepted from this provision). 4. Schools of special instruction: to be determined by the Planning Board. 5. Plumbing and HVAC supply; wholesaling, warehousing, and distribution: 3.3 spaces per 1,000 square feet of sales and office area plus 1 space for every 3 employees for the largest shift, plus 1 space for every commercial vehicle kept on the lot; 1 loading space for the first 1,500 square feet of GFA and 1 space for each additional 10,000 square feet of gross floor area. 6. Funeral parlor: 20 spaces per 1,000 square feet in assembly rooms plus 1 space for each commercial vehicle kept on the lot. 7. Public utility buildings: 1 space for each commercial vehicle kept on the lot. 8. Live entertainment: to be established by the Planning Board. 9. Bus terminals: 5 spaces per bus loading space; 1 loading space for each bus parked during maximum use. 10. Artists' dwellings: 2 spaces per dwelling.
HD	<ol style="list-style-type: none"> 1. All permitted uses in the primary district. 	<ol style="list-style-type: none"> 1. All accessory uses in the primary district. 	<ol style="list-style-type: none"> 1. All special permit uses in the primary district. 	<ol style="list-style-type: none"> 1. As required in the primary district.

NOTES:

¹Gross floor area (GFA): The total floor area of all stories of a building.