

ZONING

43 Attachment 6

Town of Orangetown

Table of General Use Regulations  
(§ 3.11)  
CC District

[Amended 6-24-1991 by L.L. No. 7-1991; 1-25-1993 by L.L. No. 1-1993; 9-27-2016 by L.L. No. 8-2016; 9-27-2016 by L.L. No. 9-2016

(For use of table, see § 3.2)

1	2	3	4	5	6		7
District	Uses Permitted by Right	Uses by Special Permit	Conditional Uses by Planning Board	General Accessory Uses	Minimum Required Off-Street Parking Spaces		Additional Use Regulations (See Note 13)
CC	1. Same as CS and pet shops, upholsterers, undertakers and commercial printing shops, including printing of a newspaper. 2. Trade schools and other schools of special instruction. 3. Telephone exchanges, but not including service or storage yards. 4. Theaters, except drive-in theaters.	<p style="text-align: center;"><b>Town Board</b></p> 1. Same as CS. 2. Auditoriums and drive-in theaters.  <p style="text-align: center;"><b>Zoning Board</b></p> 1. Same as CS, except No. 2.	1. Hotels and motels. 2. Public parking lots and public garages, subject to Article VI and special requirements and conditions (a) and (b) in CS Column 3. 3. Public utility substations and pump stations, but not including service or storage yards. 4. Medical arts offices in existing residential structures or in any structure that conform to the neighborhood. 5. Satellite dish antennas. 6. Fast-food restaurants. 7. Gasoline service stations. 8. Nightclubs. 9. New dealer automobile service and repair, ancillary to an existing new car dealership, within the Route 303 Overlay Zoning District, subject to Chapter 43 § 13.10B(6).	1. Same as CS, except sign regulations. 2. Accessory production and servicing of goods subject to additional use regulations. 3. Business signs with total sign area per establishment not to exceed 15% of the sign wall area, and in no event more than 40 square feet. For any business use conducted primarily in the open, such as a public parking lot, or similar use, the total sign area shall be 1 square foot for each foot of lot frontage, not to exceed 40 square feet. All of such sign area may be illuminated. However, illumination of theater marquees may be increased upon approval by the Board of Appeals; in no instance shall the total illuminated sign area be more than 30 square feet. 4. Location of signs: (a) A sign attached to a building shall not project more than 3 feet from the building wall or 1 foot from the roof of an arcade; but no sign, except a sign painted on an awning shall project more than 1 foot over a street. However, a sign erected as a part of a theater marquee may extend to the curbline. (b) Maximum height of any sign shall not be more than 30 feet above ground level. (c) Near R District boundaries, see additional use regulations and § 4.32(E). (d) Except as modified by No. 4(c) above, sign not attached to a building shall be set back at least 25 feet from the front lot line; except that any accessory sign to a building in existence on the effective date of this code need not be set back from the front lot line a greater distance than the setback of such building. 5. Child day-care centers in conjunction with churches and similar places of worship, schools, offices, hotels and motels, with all parking and outdoor play areas complying with all required yards, as provided for in § 3.12.	<p style="text-align: center;"><b>Use</b></p> 1. Same as R-80 2. Medical arts 3. Offices 4. Undertakers 5. Restaurants 6. Rail passenger and bus stations 7. Theaters 8. Hotels and motels 9. Retail sales and services 10. Child day-care centers 11. Nightclubs 12. Trade schools and other schools of special instruction	<p style="text-align: center;"><b>At Least 1 Parking Space for Each</b></p> Same as R-80 Same as RC Same as CS Same as LIO Same as CS Same as CS 5 seats Guest room, but no less than 1 per 5 people accommodated Same as CS Staff member, plus 1 parking space per 10 children Same as CS Same as CS	1. Same as R-80. 2. Same as CS Nos. 3, 4, 5 and 6. 3. All accessory production and servicing of goods and all commercial printing shops and personal-service shops shall conform to the following restrictions: (a) All such goods shall be sold or delivered to customers on the premises. (b) The floor area used for such production and servicing shall be limited to 10% of the floor area of the establishment or 3,000 square feet, whichever is greater. (c) Not more than 5 persons shall be engaged in such production or servicing. (d) Only electrically driven machinery shall be used. 4. Same as CS No. 2, except outdoor cafes accessory to a restaurant. 5. Near R District boundaries; same as CS Nos. 4 and 5. 6. There shall be no outdoor servicing or manufacturing permitted.