

ZONING

43 Attachment 8

Town of Orangetown

Table of General Use Regulations
(§ 3.11)
LO District

[Amended 6-24-1991 by L.L. No. 7-1991; 6-11-2001 by L.L. No. 3-2001; 7-21-2003 by L.L. No. 2-2003; 3-23-2021 by L.L. No. 2-2021]

(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)
LO	<ol style="list-style-type: none"> 1. Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses. 2. Schools of general instruction. 3. Executive conference lecture facilities. 4. Business/professional office. 5. Research, experiment, and testing labs subject to performance standards procedures and additional use requirements. 	<p>Town Board</p> <ol style="list-style-type: none"> 1. Airports and heliports. 2. High-tension transmission lines, accessory poles and towers, provided that all brush and cut timber are disposed of in accord with approved forestry practices. 3. Railroad/public utility rights-of-way. 4. Use of existing executive conference center facilities for catered affairs for the general public. 	<ol style="list-style-type: none"> 1. Public utility substations and pump stations, housed in buildings that harmonize with the character of the neighborhood and having adequate fences and other safety devices and landscaping and subject to performance standards procedure. 2. Telephone exchange. 3. Elevated standpipe and water tanks located at a distance from any lot line equal to the height of the structure. 4. Manufacture of prototype products subject to performance standards procedure, § 4.12. 5. Satellite dish antennas. 6. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in § 3.12. 	<ol style="list-style-type: none"> 1. Accommodations for caretaker, subject to § 5.228. 2. Heliports. 3. Storage of goods or equipment accessory to uses permitted in Columns 2 and 3, subject to additional use requirements. 4. Keeping, breeding, raising and maintaining of rodents and other animals and primates exclusively within the interior confines of a building for laboratory or research purposes, subject to performance standards procedures. 5. Waste incineration subject to § 4.32(F). 6. Keeping not more than 1 unoccupied trailer or commercial vehicle of not over 1,000 pounds' capacity, subject to § 6.1. 7. Accessory parking as permitted in § 6.1. 8. Accessory loading as permitted in § 6.2. 9. Any other similar accessory use not inconsistent with the uses permitted herein. 10. For any premises for sale or for rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 10 feet from any lot line. For parcels of land over 1 acre in area, such sign shall not be over 24 square feet in area. 11. 1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not less than 20 feet from any lot line, and not extending more than 18 feet high. Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment. 12. Incidental eating and drinking facilities serving employees and others using the facilities. All drinking facilities serving alcoholic beverages must have a restaurant liquor license issued by the New York State Alcohol Control Board. 13. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in § 3.12. 	<p>Use</p> <p>At Least 1 Parking Space for Each</p> <ol style="list-style-type: none"> 1. Same as R-80 2. Offices 3. Laboratories 4. Research facilities 5. Child day-care centers 	<ol style="list-style-type: none"> 1. Same as R-80. 2. All offices, laboratories, manufacturing of prototype products, accessory storage and all accessory off-street loading berths shall be within completely enclosed buildings, and, in addition: <ol style="list-style-type: none"> (a) All areas not used for building or for accessory off-street parking shall be suitably landscaped and maintained in good condition. Screening shall be provided in the manner required by any board or town agency having jurisdiction, and prior to the issuance of the Building Permit, the proposed screening plans shall be submitted to and approved by any board or town agency having jurisdiction. (b) Entrances and exits shall be located only on a commercial street, improved to conform with the Town Board Specifications Ordinance, and shall be so located as to draw a minimum of vehicular traffic to and through residential streets. (c) No shipping or receiving of goods shall be carried on between 11:00 p.m. and 6:00 a.m., and any floodlighting shall be arranged so as to eliminate the glare of lights toward adjacent lots and streets. (d) Manufacturing of prototype products shall not utilize more than 25% of the building total floor area. 3. No parking is permitted in any required yard, unless permitted by any board or town agency having jurisdiction. This permission may be given at the time of site review, or at the time of the approval of a commercial subdivision or conditional use approval.

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