

ZONING

215 Attachment 11

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS
PART II: NONRESIDENTIAL DISTRICTS
BU District

[Amended 12-23-1985; 5-8-1990; 5-13-1997 by L.L. No. 8-1997; 4-14-1998 by L.L. No. 4-1998; 12-12-2000 by L.L. No. 7-2000; 3-13-2001 by L.L. No. 2-2001; 4-9-2003 by L.L. No. 7-2003; 1-11-2011 by L.L. No. 2-2011; 10-8-2013 by L.L. No. 2-2013; 6-24-2014 by L.L. No. 2-2014; 4-27-2021 by L.L. No. 4-2021; 3-12-2024 by L.L. No. 3-2024]

A District	B Uses permitted by Right	B-I Use Group	C Conditional Uses by Planning Board (Subject to Articles XIII and XVIII)	C-1 Use Group	B Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off street Parking Spaces		G Additional Regulations
								For	At least 1 Parking Space for Each	
BU	<ol style="list-style-type: none"> Local convenience commercial uses Local office-business uses Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)¹ Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X¹ Wireless communications facilities on existing utility structures as per A(1)(c)¹ Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes to connection with such use Corporate parks Medical and dental clinics and health service facilities Commercial recreational establishments, indoor recreation use only, where the floor area of the proposed use and all related accessory uses total less than 4,000 square feet. Health, tennis, racquetball, sport, swim, dance, martial arts and other athletic or fitness club open to the general public on a membership basis and primarily intended to promote the health of members and where all activities take place indoors Restaurants with no drive-through service Automotive hand-wash and detailing facilities conducted completely within a permanent structure Shopping centers containing multiple nonresidential permitted uses Banks, including those with drive-through service 	<ol style="list-style-type: none"> B B — B B H — B B B D F F B 	<ol style="list-style-type: none"> Restaurants with drive-through service Automobile sales subject to § 215-87 Day-care centers Commercial recreation establishment greater than 4,000 square feet or including outdoor elements subject to § 215-84 Gasoline service stations subject to § 215-83 Automotive repair and maintenance shops subject to § 215-83 Automotive washing facilities not otherwise permitted herein subject to § 215-84 Same as RR No. 9 (bed-and-breakfast) Community place of worship subject to § 215-92.5 School of special instruction subject to § 215-80 Residential mixed-use building 	<ol style="list-style-type: none"> D F F F F F — c I B — — — — 	<ol style="list-style-type: none"> Same as RR Nos. 1 (utilities) and 2 (utility buildings) Hotels and motels subject to § 215-81 Wireless communications antenna tower and appurtenant structure(s)² 	<ol style="list-style-type: none"> — H B 	<ol style="list-style-type: none"> Accessory parking subject to Column F Accessory loading berths Temporary structures for the storage of equipment and supplies used in connection with the construction of permitted uses for a period of 2 years or until a certificate of use has been issued, whichever is sooner Accessory storage of retail goods to be delivered or sold to customers on the premises, provided that such storage will be within fully enclosed buildings Accessory processing and servicing of goods within the principle structure, provided that such processing and servicing is clearly incidental to the permitted principal use on the site For any structure for sale or rent, temporary nonilluminated "for sale" or "for rent" signs 30 square feet in area (total of all signs) For any permitted use business identification signs, directory signs and shopping center identification signs Accessory mechanized automotive washing facility designed to wash one stationary vehicle at a time Accessory to local convenience commercial uses, only: outdoor retail sales and storage of retail goods to be delivered to customers on the premises, provided such sales and storage are confined to areas designated on an approved site development plan 	<ol style="list-style-type: none"> Local convenience commercial Local office-business Gasoline service stations Automotive repair Neighborhood restaurants Automotive washing facilities Commercial recreational establishments Hotels and motels Same as RR Nos 3 (places of worship) and 6 (utility buildings) Automobile sales Accessory outdoor retail sales and storage Day-care centers Medical or dental offices Personal service establishment Accessory mechanized automotive washing facility designed to wash one vehicle at a time Automotive handwash and detail facilities Health tennis, racquetball, sport, swim, dance, martial arts and other athletic or fitness club Banks Office buildings and corporate parks Same as LI No. 6 (School of special instruction) 	<ol style="list-style-type: none"> 200 square feet of floor area 300 square feet of floor area Four dispensing nozzles in addition to my requirement for any accessory, retail, repair or wash use 1/3 service day 100 square feet of dining room area Not less than the highest design hour as determined by the Planning Board 2 employees Not less than the highest design hour as determined by the Planning Board 1 accommodation unit, plus 1 per 3 employees in the maximum work shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use Not less than the highest design hour as determined by the Planning Board 1 per 200 square feet of area shown on site plan 375 square feet plus some drop-off space per 20 children 22 square feet or 2.5 spaces per 5 examination room whichever is higher 1/2 chair, station or bed 1/4 facility 1/4 service bay Not less than the highest design hour as determined by the Planning Board 250 square feet 300 square feet Not less than the highest design hour as determined by the Planning Board 	<ol style="list-style-type: none"> A buffer of not less than 30 feet shall be provided between any use first permitted in this district and any lot containing a residential use in a residence district. A buffer of not less than 50 feet will be provided between any conditional or special permit use and any lot containing a residential use in a residence district. No production of goods is permitted and all processing and servicing of goods shall be limited to 50% of the floor area and in no event more than 1,000 square feet The operation of any use, excluding public utilities, shall be limited to the hours between 6:30 a.m. and 2:00 a.m. daily

NOTES:

¹ Any appurtenant structure associated with the communication facility is not considered an accessory structure

² The maximum height limitations for wireless communication facilities in the BU, O, LI, SR and PW Districts shall be regulated by the Wireless Communications Law (L.L. No. 4-2002) set forth in § 215-66 et seq of the Code of the Town of Stony Point.