

ZONING
Table of General Use Requirements

NS District
[Amended 6-22-2005 by L.L. No. 4-2005; 2-19-2014 by L.L. No. 2-2014]

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Uses by Special Permit of the Village Board	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
NS	1. Same as ER-80, No. 1 (utilities) 2. Public utility buildings 3. Local convenience commercial uses 4. Local office-business uses 5. <u>Offices, professional and business</u> 5.6. <u>Libraries, museums and art galleries</u> 6.7. Self-service laundromats containing not more than 30 machines of any type 7.8. Schools of special instruction 8.9. <u>Retail boutique and specialty shops, including but not limited to women's and men's clothing stores, jewelry stores, gourmet food shops, pet stores and similar uses, provided they are local business in nature and serve primarily the immediate neighborhood and Montebello residents</u>	a A B B B B B B B B	1. Temporary structures, including trailers for permitted uses on a non-renewable permit not to exceed 2 years from the date of issue of the permit 2. Neighborhood restaurants 3. Bank without drive-through facility 4. 24-hour drive-through or walk-in business operations with pharmacies, subject to Article XII, § 195-85 5. Child day-care center 6. <u>Funeral chapels</u> 7. <u>Banks</u> 8. <u>Continuing care retirement communities (CCRC)</u> 9. <u>Animal Hospital or Veterinary Clinic with no Animal kennel, subject to Article XII, § 195-74</u>	B B B None B B B C B	1. Stand-alone bank with drive-through facility, subject to Article XII, § 195-84 2. Stand-alone fast food restaurant with or without drive-through facility, subject to Article XII, § 195-85	B B	1. Accessory parking subject to Article VII. 2. Accessory loading berths subject to Article VII, § 195-35 3. Temporary structures for the storage of equipment and supplies used in connection with the construction of structures for permitted uses for a period of 2 years or until a certificate of use has been issued, whichever is sooner 4. 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 5. Accessory processing and servicing of goods within the principal structure, provided that such processing and servicing is clearly incidental to permitted principal use on the site 6. For any property for sale or rent, signs are subject to Chapter § 143-40 7. For any permitted use, business identification, directory, and shopping center identification signs subject to Chapter 143	For 1. Libraries, museums and art galleries 2. Public utility building 3. Local convenience commercial 4. Local office-business 5. Laundromat 6. Schools of special instruction 7. Neighborhood restaurants 8. Banks 9. Child day-care center 10. <u>Medical /dental offices and clinics</u> 11. <u>Funeral chapels</u> 12. <u>Offices</u> 13. <u>CCRC</u> a. <u>Independent living unit</u> b. <u>Assisted living or nursing care</u> c. <u>Additional spaces as per Article XII, § 195-86</u> 14. <u>Animal Hospital or Veterinary Clinic</u>	At least 1 parking space for each unit of measurement listed or as otherwise noted below 150 square feet in such use, plus 1 for each employee 2 employees in the maximum working shift 150 square feet of floor area 250 square feet of floor area 3 machines 100 square feet of floor area or per 2 students, whichever is less 4 persons, plus 5 spaces additional 200 square feet of floor area 350 square feet of gross floor area, exclusive of exterior play areas <u>250 square feet of floor area, plus 3 per suite</u> <u>5 seats capacity</u> <u>250 square feet, plus 3 per suite</u> <u>Dwelling Unit</u> <u>2 beds</u> <u>250 square feet of floor area, plus 3 per suite</u>	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. A buffer of not less than 50 feet will be provided between any special permit use and any lot in a residence district. 2. All retail sales and service establishments and accessory storage and servicing of goods uses shall be within completely enclosed buildings, <u>except where otherwise indicated or where customarily such uses are conducted out of doors. The conduct of such out of doors uses shall not be allowed within any required front setback.</u> 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. 3. 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. 4. Any illuminated sign shall not be visible from a local road (as shown on the Official Map) in a residence district. 5. A landscaped "village gateway" area shall be provided at street intersections, of a size to be determined by the Planning Board, but not to exceed 4% of the overall site area.

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MONTEBELLO CODE
Table of General Use Requirements

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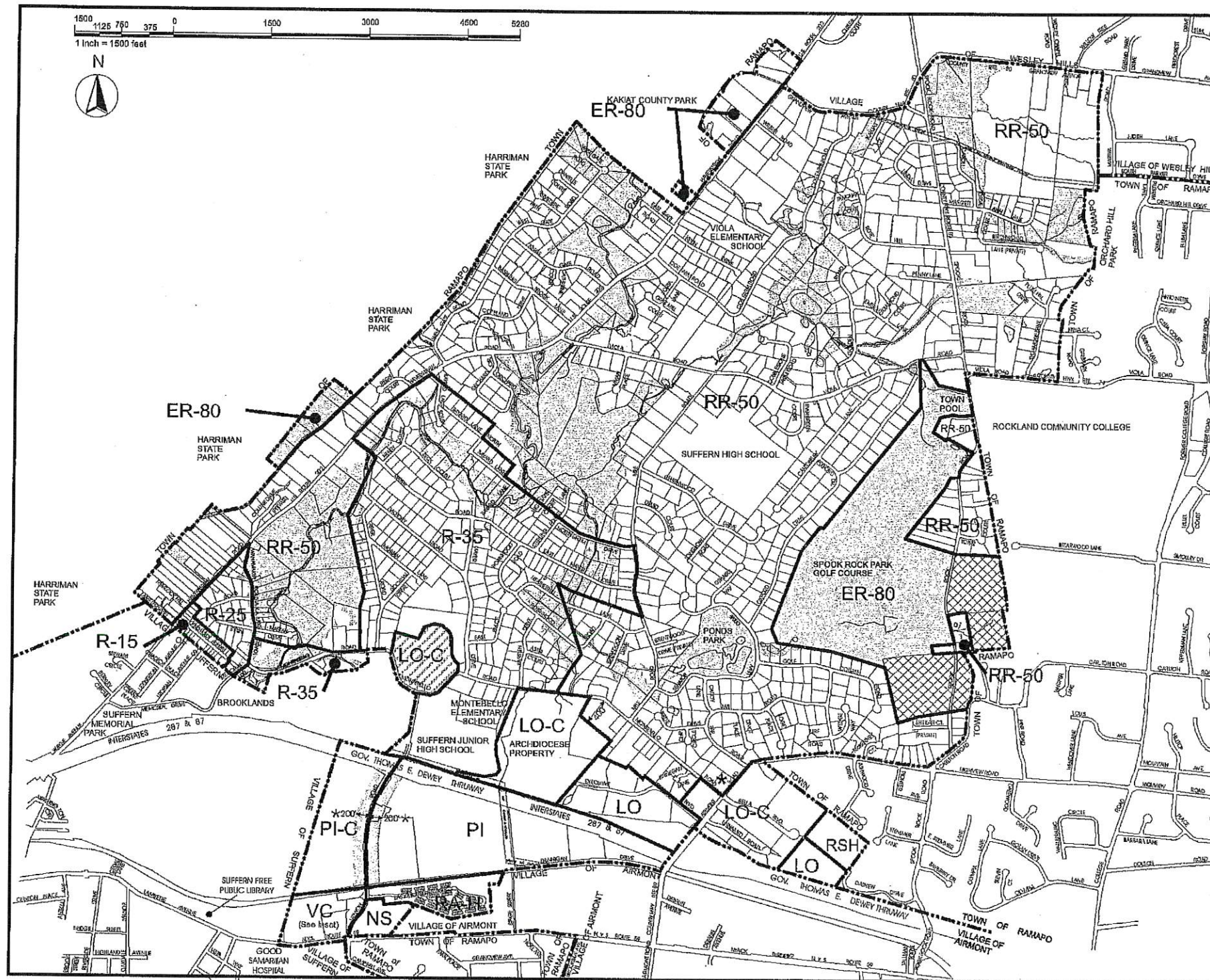
PO District

A	B	B-1	C	C-1	E	F	G
District	Uses Permitted by Right	Use-Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use-Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements
PO	<div>1. Same as ER 80, No. 1 (utilities)</div> <div>2. Same as NS, No. 2 (public utility buildings)</div> <div>3. Same as NS, No. 5 (libraries, museums and art galleries)</div> <div>4. Offices, professional and business</div>	<div>a</div> <div>A</div> <div>B</div> <div>B</div>	<div>1. Funeral chapels</div> <div>2. Banks</div> <div>3. Continuing care retirement communities (CCRC)</div>	<div>B</div> <div>B</div> <div>C</div>	<div>1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures) and 6 and 7 (signs)</div> <div>For</div> <div>1. Same as NS, Nos. 1, 2 and 4</div> <div>2. Medical/dental offices and clinics</div> <div>3. Funeral chapels</div> <div>4. Banks</div> <div>5. Offices</div> <div>6. CCRC</div> <div>Independent living unit</div> <div>Assisted living or nursing care</div> <div>Additional spaces as per Article XII, § 195-86</div>	<div>At least 1 parking space for each unit of measurement listed or as otherwise noted below</div> <div>250 square feet of floor area, plus 3 per suite</div> <div>5 seats capacity</div> <div>200 square feet of floor area</div> <div>250 square feet, plus 3 per suite</div> <div>Dwelling unit</div> <div>2 beds</div>	<div>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.</div> <div>2. All uses shall be conducted within entirely enclosed buildings, except where otherwise indicated or where customarily such uses are conducted out of doors. The conduct of such uses shall not be allowed within any required front setback. Outdoor servicing is prohibited.</div> <div>3. Same as NS, No. 4</div>

ZONING

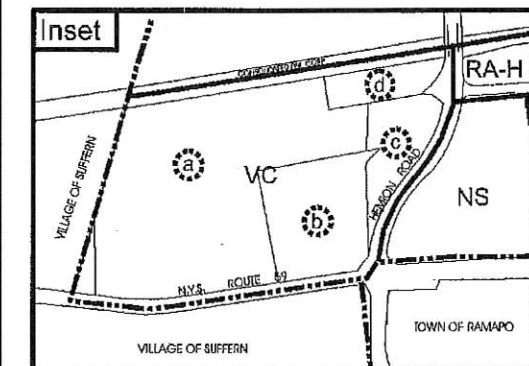
195 Attachment 6

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Legend: Zoning District

ER-80 Estate Residential	(80,000Sq.Ft.)
RR-50 Rural Residential	(50,000Sq.Ft.)
R-35 Low-Density Residential	(35,000Sq.Ft.)
R-25 Low-Density Residential	(25,000Sq.Ft.)
R-15 Medium-Density Residential	(15,000Sq.Ft.)
RSH Residential Senior Citizen	
RA-H Medium-Density Affordable Housing	
NS Neighborhood Shopping	
VC Village Center (See Inset)	
LO Laboratory Office	
LO-C Laboratory Office-Campus	
PI Planned Industry	
PI-C Planned Industry-Campus	
 Conservation Overlay	
 Estate Preservation Overlay	
 Rural Preservation Overlay	



* VILLAGE HALL

* Conservation Overlay measured from center of Hemlock Road

ZONING

VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

Adopted: _____ Oct. 29, 2003

Amended: _____

ROBERT GENESLAW CO.
PLANNING & DEVELOPMENT CONSULTANTS - SUFFERN, NY

BASE MAP: Rockland Co. Planning Dept.
UPDATED FROM: Town of Ramapo Tax Maps