

Town of Ramapo, New York
 Table of General Use Requirements
 Part I: Residential Districts
 RR-80 District
 § 376-31

D	D-1	E	F	G
Uses by Special Permit of the Town Board or Zoning Board of Appeals (subject to Article XVI and § 376-151E)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Uses
Town Board			At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below	
1 Cemeteries on lots not exceeding 10 acres adjacent to an established cemetery or place of worship	b	1 Accessory to a 1-family residence or agricultural use, the following private structures: greenhouses, barns, silos, sheds, garages, tennis courts, swimming pools and other similar structures	For 1. Schools of general and religious instruction ¹ 300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16	1. A buffer width dimension is required as shown on the approval for a special permit. Uses may be approved for a residential neighborhood required, a buffer between the lot and any lot in the district. Such buffer may be reduced if conditions warrant. Measure for the proposed buffer adjacent to the proposed approval.
2 Public and private hospitals and sanatoriums for general medical care. Accessory to such uses, the Board of Appeals may permit such outpatient clinics and office facilities, provided that in sum such facilities do not exceed 30% of the total floor area of the facility	f	2 Accessory to a 1-family residence, storage of not more than 1 unoccupied trailer, recreational vehicle, boat trailer or boat not exceeding 35 feet in length, subject to § 376-76	2 Buildings or open stands for display and sale of agricultural products 5 feet of frontage or 100 square feet of floor/sales area whichever requirement is less	
3 Nursing homes and convalescent facilities licensed by the State of New York	d	3 Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals, excluding, however, all pigs and cattle. Domestic animals, except for cats and dogs, shall be maintained in an enclosure or fenced area not less than 75 feet from any plot line, provided that there is a minimum lot area of 3 acres ²	3 Churches and similar places of worship 200 square feet of floor area or 5 seats' capacity, whichever is greater (school areas same as No 1)	
4 Stables and riding academies subject to § 376-124	b		4 Camps, day camps and summer colonies or recreation facilities or stables and riding academies 5 persons' capacity or as determined by the Planning Board for the highest design hours whichever is greater	2 A minimum shall be required for stables.
5 Volunteer ambulance service facilities	d		5 Hospitals 1 bed, plus 1 space per 250 square feet of outpatient clinic floor area, plus 1 per 150 square feet of separate physician office space	
		4. Keeping of not more than 2 nontransient roomers or boarders	6 Sanatoriums, nursing homes and convalescent facilities 2 beds	
		5. Accessory parking subject to Column F and Article VII	7 Golf courses or other outdoor recreational facilities 1/3 hole or 4 persons' practical capacity	
		6. Accessory loading subject to § 376-77	8 Public utilities Employee in the maximum working shift	
		7 Accessory to agriculture operations, storage of goods, equipment raw materials or products, screened from all property lines	9 Cemeteries Minimum capacity for 40 vehicles clear of any public street	
		8. For any residence, home occupation or home professional office, if any on the premises, 1 announcement sign not over 4 square feet in an area and set back at least 10 feet from the designated street line. Where illuminated, such signs shall be indirectly illuminated by a constant light integral to the sign	10 Home professional office 2 spaces for residents and such additional parking for the home professional office use as shall be required by the Planning Board ¹	
		9. For any structure for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 15 square feet in area, located at least 5 feet from the designated street line	11 Nursery schools 1 per 100 square feet of floor area in such use or 1 per 4 seats' capacity, whichever requirement is greater	
		10 Accessory to any permitted non-residential establishment, identification signs subject to the site development plan rules and regulations	12 Family and group care facilities 1/3 dwelling but not more than 5 spaces of which not more than 2 are visible to the public way	
		11 Accessory home occupations	13 1-family residence 1/2 dwelling, plus 2 spaces for any home occupation, plus 1 space for each nontransient roomer or boarder up to a maximum of 6 spaces, not more than 3 of which shall be visible to the public way	
		12 Community or neighborhood mikvah associated with a place of worship ³	14 Volunteer ambulance service facilities As determined in the special permit therefor, but not less than the highest design hour as determined by the Planning Board	
			15 Libraries, museums and art galleries 150 square feet in such use, plus 1 for each employee	
			16 Dormitories Not less than the actual resident capacity unless legal restrictions are imposed on occupancy of such facilities	
			17 Neighborhood mikvah 3 spaces for a principal use; 1 additional for an accessory use ³	
			18 Community mikvah 4 spaces plus 1 additional space per shower head over 3 for a principal use; 1 additional for an accessory use ³	

Town of Ramapo, New York
 Table of General Use Requirements
 Part I: Residential Districts
 R-35, R-25 and R-15 Districts
 § 376-31

D	D-1	E	F	G
Uses by Special Permit of the Town Board or Zoning Board of Appeals (subject to Article XVI and § 376-151E)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements
Town Board Same as RR-80 No 1 (cemeteries) Zoning Board of Appeals Same as RR-80 Nos 2 (hospitals), 3 (nursing homes), 4 (stables) and 5 (ambulance corps)	b	1 Same as RR-80 Nos. 1 through 12 ^s	At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below For 1 Same as RR-80 Nos 1 through 16 2 Same as RR-80, Nos 17 and 18 ⁴	1 Same as RR-80 Nos. 1 and 2
Town Board Same as RR-80, No 1 (cemeteries) Zoning Board of Appeals Same as RR-80 Nos 2 (hospitals), 3 (nursing homes), 4 (stables) and 5 (ambulance corps)	b	1 Same as RR-80, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), 9 ("for sale" signs) and 12 (mikvahs) ^s 2. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old 3 Accessory to 1-family residence, home occupations	1 Same as RR-80, Nos 1 through 16 2 Same as RR-80, Nos. 17 and 18 ⁴	1. Same as RR-80, No 1 2. A minimum buffer of 50 feet shall be required for dormitories
Town Board Same as RR-80, No. 1 (cemeteries) Zoning Board of Appeals Same as RR-80 Nos 2 (hospitals), 3 (nursing homes), 4 (stables) and 5 (ambulance corps)	b	1 Same as RR-80, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs) 9 ("for sale" signs) and 12 (mikvahs) ^s 2 Same as R-25 No 2 (domestic animals) 3. Accessory to 1-family residence home occupations	1. Same as RR-80, Nos 1 through 16 2 Neighborhood 200 square feet of floor area devoted to such use or 10 seats' capacity, whichever is less places of worship 3. Same as RR-80 Nos. 17 and 18 ⁴	1 Same as RR-80, No. 1 2 Same as R-25 No 2