

ZONING

290 Attachment 1

Village of New Hempstead

Schedule of Use Regulations

[Amended 4-24-1997 by L.L. No. 1-1997; 6-22-2006 by L.L. No. 1-2006; 9-25-2008 by L.L. No. 1-2008; 12-22-2014 by L.L. No. 5-2014; 3-27-2017 by L.L. No. 1-2017; 7-24-2017 by L.L. No. 4-2017; 11-28-2017 by L.L. No. 7-2017]

KEY:

PP = Permitted principal use.

PA = Permitted accessory use.

SP = Permitted special permit use.

Use	Additional Requirements	1R-50 1R-40 1R-35 1R-25	2R-15	LO	NCD
Principal uses					
1-family detached dwellings	—	PP	PP	—	
2-family detached dwellings	—	—	PP	—	
Agricultural uses	—	PP	PP	PP	
Business or professional offices	§ 290-36.1 (NCD)	—	—	PP	PP
Research and development laboratories	—	—	—	PP	
Local convenience retail stores	§ 290-36.1				PP
Personal service establishments	§ 290-36.1				PP
Banks	§ 290-36.1				PP
Restaurants and delicatessens	§ 290-36.1				PP
Accessory uses					
Tennis courts, paddle tennis courts, barns, stables, silos, garages, toolsheds, garden houses, swimming pools, solar energy collectors	§ 290-28	PA	PA	PA	See § 290-36.1
Storage of vehicles or boats	§ 290-31	PA	PA	—	
Keeping of animals	§ 290-30	PA	PA	—	
Keeping of 1 roomer in a 1-family detached or 2-family detached dwelling	—	PA	PA	—	
Off-street parking facilities	Article VI	PA	PA	PA	
Off-street loading facilities	Article VI	—	—	PA	
Outdoor storage of commercial vehicles	—	—	—	PA	
Signs	Article X	PA	PA	PA	
Special permit uses					
Private membership clubs	§ 290-48	SP	SP	SP	
Group family day-care homes	§ 290-49	SP	SP		
Religious uses	§ 290-50	SP	SP	SP	
Schools	§ 290-51	SP	SP	SP	
Home occupations (other than on Route 45)	§ 290-52	SP	SP	—	
Home occupations (on Routes 45 and 306)	§ 290-53	SP	SP	—	
Second kitchens in dwelling units	§ 290-54	SP	SP	—	
Independent living for people with disabilities	§ 290-56	—	SP	—	
ARC - active adult residential community; limited to 120 units per site	§ 290-57	SP ¹	—	—	

NEW HEMPSTEAD CODE

Use	Additional Requirements	1R-50 1R-40 1R-35 1R-25	2R-15	LO	NCD
Townhouses and single-story homes designed for active adults with recreational amenities such as clubhouses and the like					
Facilities that provide nonresidential respite services for families of physically and mentally disabled children	§ 290-55	SP	SP	SP	
Interim school building use	§ 290-51.1	SP ²	—	—	—
Medical and dental offices	§ 290-36.1				SP
Day-care centers	§ 290-36.1				SP

NOTES:

- 1 Active adult residential communities are permitted in the 1R-50, 1R-40 and 1R-35 Districts only.
- 2 Except not allowed in the 1R-35 District.