

ZONING

119 Attachment 1

VILLAGE OF RAYENA
SCHEDULE OF DISTRICT ZONING REGULATIONS

RESIDENTIAL AREAS
[Amended 5-16-2009 by L.L. No. 1-1999; 7-15-2003 by L.L. No. 1-2003; 4-21-2015 by L.L. No. 1-2015]

District Symbols	Uses	Minimum Lot Size	Maximum Percent of Lot to be Occupied			Minimum Yard Distances of Principal Buildings (feet)					Principal Buildings		Accessory Buildings			Required Site Plan Review and Approval by Board of Appeals/Pending Board
			Principal Building	Accessory Building	Front	Rear	Side	Total	Minimum First Floor Area (square feet)	Maximum Height in Feet and Stories	Principal Building	Minimum Distance to (feet)	Side Lot Line	Rear Lot Line		
R-1 Single-Family Residence	1. Single-family residence buildings 2. Piece of worship, parish, school, parks and playgrounds 3. Schools, parks and buildings 4. Library and community buildings 5. Professional offices	15,000	100	25	6	25	20	10	10	20	13	14	5	10	10	18
R-2 Single-Family Residence	1. Private garages and sheds 2. Home occupations (See §119-1.5) 3. Parking and loading area (See §§ 119-19 and 119-20) 4. Greenhouses 5. Private swimming pools 6. Bats 7. Recreational 8. Sticks	20,000	100	6	25	15	10	10	20	One-story, 800 sq. ft. 2-2 1/2 stories, 650 sq. ft.	30 feet 2 1/2 stories	5	10	10	For special permits	
R-3P Planned Residential	1. All uses permitted in R-1 and R-2 2. Trailer parks															For special permits

B-C Business/ Commercial	Principal	Accessory	Permitted Upon Issuance of Special Use Permit
	Auto Sales	Private garage and sheds	Shopping Centers
	Retail stores and Personal services	Parking and loading areas	Commercial and Residential Recreational Facilities
	Banks	Storage for merchandise in stock	Auto Sales and Motor Vehicles Repair Shop
	Restaurants and caterers	Customary vehicle storage	Home occupations
	Public transportation building	Permanent and temp. commercial concessions- incident to principal permit	Lumber & building supply houses
	Government and community service facilities	Club buildings	Funeral homes
	Hotels and apartment housing	Locker rooms	Theater/assembly halls
	Schools, Nursery	Storage Buildings	Drive-In Restaurant or Drive-Thru Facility
	Schools and Places of Worship	Residential custodial housing	Theaters and assembly halls
	Commercial and Residential Recreational Facilities		Cultural Facility
	Professional Offices		Trailer parks
	Apartment houses		Drive-In Restaurant or Drive-Thru Facility
	Private clubs		Trucking terminals
	Commercial Laundry		Lumber & building supply houses
	Banks		Winery/Distillery/Brewery Production, Tastings, Sales
	Printing and publishing		Gasoline Station w/ or w/out Retail Store

I-1 Industrial	Permitted	Accessory	Permitted Upon Issuance of Special Use Permit
	<p>Warehousing</p> <p>Public utilities facilities Research and development facilities</p> <p>Wholesale with storage Printing and publishing Public Transportation Building</p>	<p>Any customary use- Incident to permitted use</p> <p>Repair shops</p> <p>Outdoor storage- Incidental to principal use</p>	<p>Winery/Distillery/Brewery Production, Tastings, Sales</p> <p>Building material processing</p> <p>Chemical processing</p> <p>Clothing manufacturers</p> <p>Heliports</p> <p>Mining</p> <p>Solar Farms and Solar Power Plants</p>

Mun – Municipal	The MUN District is designed to contain public schools, public libraries, emergency service organizations and all governmentally owned parcels that are dedicated to a public or civic use. Such uses are considered permitted uses under the Municipal Zoning Designation.
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