

VILLAGE OF BREWSTER ZONING SCHEDULE
(ATTACHMENT 1)

District	Allowed Use	Allowed Accessory Uses	Special Exception Uses All uses shall conform to the requirements of Chapter 263-20 of the Code of the Village of Brewster	Minimum Lot Area (square feet)	Min. Lot Size Width and Frontage (feet)	Minimum Yards				Maximum Lot Coverage (percent)	Maximum Stories	Maximum Height (feet)	Max. Density	Max. FAR (Floor Area Ratio)	Parking Requirements	Sign Requirements	Min. Open Space (s.f. per d.u.)
						Front Depth (feet)	Side Yard Width (feet)	Side Yard Corner Lot Width (feet)	Rear Depth (feet)								
Business 1 (B1)	1. Retail stores, restaurants or taverns 2. Personal services 3. Offices 4. Multi-family dwellings. Residential uses shall be limited to upper floors 5. Art Galleries 6. Theaters, including movie theater, dinner theater, and live theater 7. Cabaret, excluding adult entertainment cabaret **Prohibited Uses. Drive-through windows are prohibited.	1. Structured Parking	1. Church/place of worship 2. Civic, community or cultural use 3. Library 4. Municipality owned or operated building, structure or land 5. Museum 6. Live/work spaces, including artists' lofts. Artists' lofts with galleries are permitted on first floor except when uses front on Main Street or Railroad Avenue 7. Residential use permitted on the first floor only if the residential use is connected to a larger TOD project and no first floor residential use permitted along Main Street or Railroad Avenue	3,500	30	0 **The minimum yard for any use abutting a residential use shall be 10 feet. **See Section 263-9(K) for additional yard incentives.	0 **The minimum yard for any use abutting a residential use shall be 10 feet. **See Section 263-9(K) for additional yard incentives.	0 **The minimum yard for any use abutting a residential use shall be 10 feet. **See Section 263-9(K) for additional yard incentives.	0 **The minimum yard for any use abutting a residential use shall be 10 feet. **See Section 263-9(K) for additional yard incentives.	50%	5 ** See Section 263-9(E) for additional stories incentives.	60' ** See Section 263-9(E) for additional height incentives.	80 bedrooms/acre ** See Chapter 263-9 Section H for additional residential density.	2.50 ** See Section 263-9(G) for additional FAR incentives.	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	0 **See Section 263-9(K) for Minimum Open Space requirements for incentive benefits.
Business 2 (B2)	1. Retail stores 2. Personal services 3. Restaurants/taverns 4. Offices, including medical offices 5. Gasoline Stations. Must be at least 1,000 feet from another gas station 6. Automobile Dealerships. Must be at least 1,000 feet from another automobile dealership. 7. Automotive repair, must be at least 1,000 feet from another automotive repair use 8. Movie theaters	1. Automobile dealership may include as an accessory use automotive repair of vehicles that are similar in nature to those for sale or lease at the site. 2. Gasoline stations may have as an accessory use a retail store or automotive repair 3. Drive-through uses including banks and fast-food restaurants		10,000	100	10	10		30	50%	3	35	1.5	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	A minimum of 10 foot landscaping buffer along the site frontage is required	
Business 3 (B3)	1. Retail stores, restaurants or taverns 2. Personal service stores 3. Offices, including medical offices 4. Single-Family Dwellings 5. Multiple-family dwellings 6. Townhomes or two-family dwellings 7. Community uses, including fitness or recreation center, or senior center 8. Theaters, including movie theater, dinner theater, and live theater 9. Cabaret, excluding adult entertainment cabaret 10. Laundromats 11. Art Galleries 12. Church/place of worship 13. Civic, community or cultural use 14. Day care center 15. Library 16. Municipality owned or operated building, structure or land 17. Museum 18. Nursery School	1. Garage, private 2. Home occupation/professional office	1. Bed-and-Breakfast 2. Drive-through uses including banks and fast-food restaurants 3. Research facility 4. Adult-Oriented Business	5,000	30	10	10		15	50%	3 **See Section 263-11(D) for additional stories incentives.	35 **See Section 263-11(D) for additional height incentives.	1 du/lot for single-family home, 64 bedrooms per acre for townhomes. **See Section 263-11(G) for additional density incentives.	2	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	0 **See Section 263-11(J) for Minimal Open Space requirements for incentive benefits.
Mixed Use (MU)	1. Single family dwellings 2. Multiple family dwellings 3. Townhomes 4. Artist Lofts 5. Artist Studios 6. Art Galleries 7. Live Theater 8. Offices 9. Business incubator spaces 10. Co-working spaces	1. Home occupation/professional offices 2. Garages, private	1. Nursing homes 2. Assisted living facilities 3. Alternative care facilities 4. Nursery schools 5. Post-secondary school 6. Day-care facilities 7. Museums	Residential Use 5,000 Non-Residential or Mixed Use 8.9 acres	50	Residential 20 Non-residential or Mixed Use 30 **The minimum yard for any non-residential or mixed-uses abutting a residential use shall be 35 feet.	Residential 25 Non-residential or Mixed Use 30 **The minimum yard for any non-residential or mixed-uses abutting a residential use shall be 35 feet.	Residential 25 Non-residential or Mixed Use 30 **The minimum yard for any non-residential or mixed-uses abutting a residential use shall be 35 feet.	Residential 15 Non-residential or Mixed Use 30 **The minimum yard for any non-residential or mixed-uses abutting a residential use shall be 35 feet.	40%	2.5	35	1 dwelling unit per lot for residential single family. For multifamily or townhome dwelling units shall not exceed 32 bedrooms per arce.	1	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	Residential 400 square feet per dwelling unit Non-residential is 100 square feet per dwelling unit or minimum of 20% of lot area.
Conservation (C)	1. Conservation areas 2. Recreation areas			60,000	100	25	15		35	5%	2	35	0.05	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.		
Light Manufacturing and Wholesale (LMW)	1. Light Manufacturing 2. Warehousing, wholesale businesses 3. Retail Stores 4. General Business 5. Outdoor or indoor storage, including self-storage buildings 6. Offices		1. Research facility	25,000	100	40	15		50	50%	3	35	0.6	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.		

NOTE: The text of Zoning, Chapter 263 takes precedent over Attachment 1, Zoning Schedule.

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						Front Depth (feet)	Side Yard Width (feet)	Side Yard Corner Lot Width (feet)	Rear Depth (feet)								
Professional and Business (PB)	1. Offices, including medical offices 2. Personal services 3. Single-family dwellings	1. Garage, private 2. Home Occupation/professional offices	1. Alternative care housing 2. Assisted living facilities 3. Church/place of worship 4. Day care center 5. Municipality owned or operated building, structure or land 6. Nursery school 7. Nursing home 8. School 9. Funeral homes 10. Bed and breakfasts	7,500	50	20	15	20	15	40%	2 1/2	35	1 dwelling unit/lot or 1 business/lot	1.0	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	100 square feet per dwelling unit
Single Family (R)	1. Single-family detached dwellings	1. Private garages or private parking areas providing a minimum of two parking spaces pursuant to Section 263-18 2. Home occupation/professional offices	1. Church/place of worship 2. Day care center 3. Nursery school 4. School 5. Accessory single-family dwellings 6. Bed & Breakfasts	7,500	60	20	12		35	25%	2 1/2	35	1 dwelling unit/lot and 1 accessory dwelling/lot	0.5	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	400 square feet per dwelling unit
Residential (R20)	1. Single family dwellings, either detached, semi attached or attached 2. Cluster	1. Private garages or private parking areas providing a minimum of two parking spaces pursuant to Section 263-18 2. Home occupation/professional offices	1. Bed & Breakfast	20,000	100	25	20	25	40	15%	2 1/2	35	2.5 du/acre	0.1	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	5,000 per dwelling unit
Office Park (OP)	1. Offices, including medical offices 2. Medical Clinic 3. Medical Laboratory 4. Pharmacy 5. Physical Therapy 6. Research facility	Cafeteria for employees incidental to principal use. Any such cafeteria must use only disposable or recyclable flatware, plates and cups in order to reduce the impact on the Village Water System		40,000	200	25	20		10	37.5%	4 unless self-contained parking within the structure is provided, in which case the maximum building height may not exceed 70 feet	45' unless self-contained parking within the structure is provided, in which case the maximum building height may not exceed 70 feet		0.8	Parking shall conform to the requirements of Chapter 263-18 of the Code of the Village of Brewster.	Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.	5,000