

Village of Chestnut Ridge, New York  
Table of General Use Requirements -- Part II: Nonresidential Districts  
NS District

A	B	B-1	C	C-1	D	D-1	E	F	G	
District	Uses Permitted by Right	Use Group	Conditional Uses by Planning Board (subject to Article XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, Section 2)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
NS	<p>1. Same as RR-50, No. 1 (utilities)</p> <p>2. Local convenience commercial uses</p> <p>3. Local office-business uses</p> <p>4. Libraries, museums and art galleries</p>	<p>a</p> <p>B</p> <p>B</p> <p>B</p>	<p>1. Gasoline service stations, provided that there shall be no other gasoline service station within the same contiguous zoning district and that there shall be no gasoline service station (in any other district) within 1,000 feet if measured along a state road frontage from a proposed site or 2,500 feet if measured along a county or town road frontage, subject to Article XII, Section 5</p> <p>2. Temporary structures, including trailers for permitted uses on a nonrenewable permit not to exceed 2 years from the date of issue of the permit</p> <p>3. Food Sales and Service Establishments (Local Law 3 of 1993)</p>	<p>D</p> <p>B</p> <p>B</p>	<p>1. Neighborhood restaurants (Local Law 1 of 1988)</p> <p>2. Same as RR-50, No. 8 (public utility buildings and structures)</p> <p>3. Volunteer ambulance service facilities</p> <p>4. Assisted Living Residence (ALR)</p> <p>5. Community Place of Worship</p>	<p>E</p> <p>A</p> <p>A</p> <p>M</p> <p>c</p>	<p>1. Accessory parking subject to Article VII</p> <p>2. Accessory loading berths subject to Article VII, Section 8</p> <p>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</p> <p>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</p> <p>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</p> <p>6. For any structure for sale or rent, temporary signs as prescribed in Article VIII.6.B.(1) (Local Law 2 of 1993)</p> <p>7. For any permitted use, business identification, directory signs and shopping center identification signs as prescribed in Article VIII (Local Law 2 of 1993)</p>	<p>For</p> <p>1. Libraries, museums and art galleries</p> <p>2. Public utility building</p> <p>3. Local convenience commercial</p> <p>4. Local office-business</p> <p>5. Gasoline service station</p> <p>6. Neighborhood restaurants (Local Law 3 of 1993)</p> <p>7. Food Sales and Service Establishments (Local Law 3 of 1993)</p> <p>8. Assisted Living Residence</p> <p>9. Places of Worship</p>	<p>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below</p> <p>150 square feet in such use, plus 1 for each employee</p> <p>2 employees in the maximum working shift</p> <p>150 square feet of floor area</p> <p>250 square feet of floor area</p> <p>4 dispensing nozzles, plus 1 per 1/4 service bay, plus 2 additional, but not less than 5</p> <p>4 persons, plus 5 additional spaces, plus 1 parking space for every 5 linear feet of customer-use bar in excess of 8 linear feet (Local Law 3 of 1993)</p> <p>4 seats, or 4 counter stools, in addition to local convenience commercial requirement. (Local Law 3 of 1993)</p> <p>½ parking space per unit</p> <p>200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater</p>	<p>1. A buffer of not less than 50 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 conditional or special permit use and any lot in a residence district. A buffer of not less than 50 feet shall be provided between any Conditional or Special Permit use and any lot in a residential district.</p> <p>2. All retail sales and service establishments and accessory storage and servicing of goods shall be within completely enclosed buildings. 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</p> <p>3. The operation of any use, excluding public utilities, shall be limited to the hours between 6:30 AM and 2:00 AM daily</p> <p>4. Any illuminated sign shall not be visible from a local road (as shown on the Official Map) in a residence district</p> <p>5. Food sales and service establishments may have one (1) table and four (4) chairs or four (4) counter stools and twelve (12) feet of counter for customer use for each five hundred (500) square feet of area, provided that trash receptacles are provided within the establishment and near the entry door(s) outside the establishment. There shall be no drive-in or window service. (Local Law 3 of 1993)</p>

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PO	1. Same as RR-50, No. 1 (utilities)  2. Same as NS, No.5 (libraries, museums and art galleries)  3. Offices, professional and business	a  B  B	1. Funeral chapels  2. Banks  3. Animal hospitals provided that there shall be no outdoor exercise areas	B  B  E	1. Restaurants (Local Law 3 of 1989)  2. Surface and overhead public utilities, such as gas, electric, water and telephone transmission systems, including buildings and structures necessary for the furnishing of adequate service by public utilities, but not including towers, antennae, warehouse and/or storage areas, or Personal Wireless Service facilities.  3. Volunteer ambulance service facilities.  4. Community Place of Worship	  A        A        c	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 and 7 (signs)	<u>For</u>  1. Same as NS, Nos. 1, 2, and 4  2. Funeral chapels  3. Banks  4. Offices  5. Animal hospitals  6. Restaurants (Local Law 3 of 1989)  7. Places of Worship	At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted <u>Below</u> .  5 seats' capacity  200 square feet of floor area  250 square feet, plus 3 per suite  1/3 examining room  4 seats, plus 5 spaces additional  200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater	1. A buffer of not less than 50 feet shall be provided between any use first permitted in this district and any lot in a residence district  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.  3. Same as NS, No. 4

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PO —R District (Added by LL #5 of 1990)

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses Permitted by Right	Use Group	Conditional Uses by Planning Board (subject to Article XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, Section 2)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
PO—R	<p>1. Same as RR-50, No. 1 (utilities)</p> <p>2. Same as NS, No.5 (libraries, museums and art galleries)</p> <p>3. Offices, professional and business</p>	<p>a</p> <p>K</p> <p>K</p>	<p>1. Funeral chapels</p> <p>2. Banks</p> <p>3. Animal hospitals provided that there shall be no outdoor exercise areas and that the facility shall not be within 200' of a residentially zoned area.</p>	<p>B</p> <p>B</p> <p>E</p>	<p>1. Same as PO No. 2 (public utilities and structures)</p> <p>2. Volunteer ambulance service facilities.</p> <p>3. Community Place of Worship</p>	<p>A</p> <p>A</p> <p>c</p>	<p>1. Same as NS, Nos. 1 (parking), 3 (temporary structures), and 6 and 7 (signs ) (Local Law 2 of 1993)</p>	<p>For</p> <p>1. Same as NS, Nos. 1, 2, and 4</p> <p>2. Funeral chapels</p> <p>3. Banks</p> <p>4. Offices</p> <p>5. Animal hospitals</p> <p>6. Places of Worship</p>	<p>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below</p> <p>5 seats' capacity</p> <p>200 square feet of floor area</p> <p>250 square feet, plus 3 per suite</p> <p>1/3 examining room</p> <p>200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater</p>	<p>1. A buffer of not less than 50 feet shall be provided between any use first permitted in this district and any lot in a residence district</p> <p>2. All uses shall be conducted within entirely enclosed buildings. Outdoor servicing is prohibited.</p> <p>3. Same as NS, No. 4.</p> <p>4. Buildings shall be designed to be visually consistent with residences with respect to bulk, massing, roof treatment, materials and colors.</p>

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LO District

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LO	<p>1. Same as NS, No. 1 utilities (Amended November 20, 1997)</p> <p>2. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use</p> <p>3. Laboratories, research facilities and corporate parks</p> <p>4. Medical and dental clinics, health service complexes</p>	<p>a</p> <p>J</p> <p>J</p> <p>J</p>	<p>1. Same as RR-50, No. 2 (reservoirs)</p> <p>2. Outdoor recreation facilities, including golf courses, tennis courts, ice skating rinks, swimming pools, parks, playfields and ski areas; accessory to outdoor recreation facilities, uses such as restrooms, locker rooms, shelters and clubhouses for membership clubs, subject to Article XII, Section 6, but excluding miniature golf courses, batting ranges, and tennis batting ranges.</p> <p>3. Same as NS, No. 2 (temporary structures)</p> <p>4. Hotels and motels subject to Article XII, Section 3, provided that such uses shall not be located within 1,200 feet of a residence district or within 2,000 feet of another hotel or motel</p> <p>5. Commercial recreation facilities</p> <p>6. Manufacturing of prototype products as an adjunct to an office or laboratory use may be permitted, provided that all activities are within fully enclosed structures</p> <p>7. Landscape Contractors (Local Law 1 of 2009)</p>	<p>b</p> <p>J</p> <p>J</p> <p>J</p> <p>I</p> <p>J</p> <p>J</p> <p>L</p>	<p>1. Surface and overhead public utilities such as gas, electric, water and telephone transmission systems, including buildings, structures, towers, antennae and Personal Wireless Service facilities necessary for the furnishing of adequate service by public utilities.</p> <p>2. Dog and Cat Boarding Facilities, subject to the provisions of Article XII, Section 13, provided that any building in connection with said use shall not be located within 150 feet of a residence district and no such use shall be located within 2,000 feet of another similar use within the Village. (Local Law 2 of 1997)</p> <p>3. Volunteer ambulance service facilities.</p>	<p>J</p> <p>I</p> <p>A</p>	<p>1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures) and 6 and 7 (signs)</p> <p>2. Maintenance and utility shops for the upkeep and repair of buildings and structures on the site, central-heating and air-conditioning plants, power substations, water supply and sewage disposal facilities, training schools for employees, communication facilities, company clinics, employee dining and recreation facilities, all of which are for the exclusive use of employees and visitors to the buildings, but not for the general public</p>	<p>For</p> <p>1. Same as NS, Nos. 2 and 8</p> <p>2. Medical/dental offices and clinics</p> <p>3. Laboratories/ research facilities</p> <p>4. Hotels and motels</p> <p>5. Office buildings</p> <p>6. Commercial recreation facilities</p> <p>7. Dog and Cat Boarding Facilities (Local Law 1 of 1997)</p> <p>8. Landscape Contractors (Local Law 1 of 2009)</p>	<p>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted <u>Below</u></p> <p>250 square feet of floor area, plus 3 per suite</p> <p>2 employees, but not less than 10</p> <p>1 accommodation unit, plus 1 per 3 employees in the maximum working shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use</p> <p>200 square feet</p> <p>Not less than the highest design hour as determined by the Planning Board</p> <p>1 space for every 10 animals accommodated at the Facility plus 1 space for each employee in the maximum work shift..</p> <p>1 for each 2 employees plus 1 space per 200 square feet of office area</p>	<p>1. Buffer areas equal to the respective required setback shall be provided between the proposed use and any residential district boundary, except that the Planning Board may reduce the buffer at the time of site development plan review to not less than 50 feet where owing to topographic or other conditions, or characteristics of proposed use, there will be no foreseeable interference with the use and enjoyment of residentially zoned properties</p> <p>2. The minimum distance between detached buildings shall be the height of the highest wall, plus 15 feet. Fire access shall be provided to any proposed structure as required by the Building Inspector</p> <p>3. The maximum dimension of any building on a side abutting a public or private street shall not exceed 66% of the lot dimension abutting such street. (Local Law 3 of 1991)</p> <p>4. There shall be no parking or storage in any space between buildings except as specifically approved and shown on the site development plan as safe and clear of fire apparatus travel lanes.</p> <p>5. No entrances or exits for any parking or loading area shall be located within 300 feet of any residential district, nor be allowed egress on any road classified as a local road on the Official Map, other than an industrial service street approved by the Planning Board in a planned building development.</p> <p>6. For Landscape Contractors, all equipment shall be parked indoors. Indoors shall be defined as a fully enclosed building having a roof, a constructed floor and four walls.</p>

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PI District

District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (subject to Article XI and XIII)	C-1 Use Group	D Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, Section 2)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces (subject to Article VII)		G Additional Use Requirements
	<p>1. Same as LO, Nos. 1 through 4</p> <p>2. Industrial uses subject to the provisions of Article III, Section 4, which may include the manufacturing, fabrication, processing, converting, altering, assembling, testing or other handling of products.</p> <p>3. Wholesaling or warehousing business. (Local Law 1 of 2007)</p>	<p>J</p> <p>J</p> <p>J</p>	<p>1. Same as RR-50, No. 2 (reservoirs)</p> <p>2. Same as LO, No. 2 (outdoor recreation facilities and accessory recreation structures)</p> <p>3. Commercial recreation facilities</p> <p>4. Same as NS, No. 2 (temporary structures)</p> <p>5. Automobile sales and service agencies subject to Article XII, Section 8</p> <p>6. Laundry and dry cleaning plants, but excluding self-service or pickup and delivery at retail</p> <p>7. Landscape Contractors (Local Law 1 of 2009)</p> <p>8. Emergency medical service offices and facility with accessory servicing and repair of emergency vehicles with a fully enclosed building.</p>	<p>b</p> <p>J</p> <p>J</p> <p>J</p> <p>J</p> <p>J</p> <p>L</p> <p>J</p>	<p>1. As an accessory use to any use permitted in this District, a showroom and/or retail sales, provided that the showroom and retail sales combined do not exceed 15% of the total square footage of all buildings on the lot and that in no event shall the total square footage of the showroom and retail sales combined exceed 8,000 square feet. (Local Law 1 of 2007)</p> <p>2. Same as LO, No. 1 (public utility buildings and structures)</p> <p>3. Volunteer ambulance service facilities.</p>	<p>J</p> <p>J</p> <p>A</p>	<p>1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 and 7 (signs)</p> <p>2. Same as LO, No. 2 (maintenance and ancillary facilities)</p>	<p>For</p> <p>1. Same as NS, No. 2</p> <p>2. Automotive sales</p> <p>3. Same as LO, Nos. 2, 3, 4, 5, 6, and 8 (Local Law 1 of 1988)</p> <p>4. Industrial uses (Local Law 6 of 1989)</p> <p>5. Warehousing (Local Law 6 of 1989)</p> <p>6. Showroom and retail. (Local Law 1 of 2007)</p> <p>7. Landscape Contractors (Local Law 1 of 2009)</p> <p>8. Emergency Medical Facility</p>	<p>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below</p> <p>1/2 salesman position</p> <p>2 employees in the maximum working shift, plus 1 spare per 1,000 square feet of office area</p> <p>150 square feet of office area, plus 1 for each 2 employees</p> <p>250 square feet of floor area in addition to requirement for principle use</p> <p>1 for each 2 employees plus 1 space per 200 square feet of office area</p> <p>150 square feet of building area used for the medical service facility (not including vehicle service or repair area)</p>	<p>1. Same as LO, Nos. 1 through 5</p> <p>2. For Landscape Contractors, all equipment shall be parked indoors. Indoors shall be defined as a fully enclosed building having a roof, a constructed floor and four walls.</p>

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RS District

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District	Uses Permitted by Right	Use Group	Conditional Uses by Planning Board (subject to Article XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, Section 2)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
RS	<p>1. Offices for professional, governmental and business use.</p> <p>2. Supermarkets, food sales and service establishments</p> <p>3. Retail pharmacies and banks,<sup>1</sup> apparel stores, variety and stationery stores, office supply and card stores, newspaper and bookstores and pick-up and delivery stores for dry cleaning.<sup>2</sup></p> <p>4. Other retail stores and service establishments including package liquor stores, hardware stores,<sup>3</sup> party supply, toy and hobby stores, personal service shops dealing directly with consumers (such as barber shops and beauty parlors, tailor shops), pet shops, photographic studios, medical diagnostic facilities, restaurants (not including fast food restaurants) coffee shops, taverns, bakeries, delicatessens, pizzerias, ice cream shops, copy and print shops, retail electronic stores, wireless, cable, media equipment and service stores.</p> <p>5. Shopping Centers</p> <p>6. Community centers, libraries, museums, art galleries and similar facilities.</p> <p>7. Other retail stores and service establishments such as auto supply stores (provided there are no sales of heavy equipment or tires), home appliance stores, jewelry and art shops, home furnishings and furniture stores</p> <p>8. Health clubs and spas.</p>	<p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p>			<p>1. Movie Theatre provided that the same is located within the main building</p> <p>2. Community Place of Worship</p>	<p>M</p> <p>c</p>	<p>1. Same as NS # 3 (temporary structures)<sup>4</sup></p> <p>2. Dumpsters, compactors, grease containers.</p> <p>3. Bus stops, including passenger shelters.</p> <p>4. Loading: up to four (4) berths for supermarket. Grade level loading for all other uses except as otherwise allowed by the Planning Board</p> <p>5. Outdoor café/outdoor seating.<sup>5</sup></p> <p>6. Signs: temporary signs and business identification signs, subject to Article VIII (6)(C)(2)(f).</p> <p>7. Landscaping and lighting in compliance with Site Plan Regulations and Planning Board requirements: exterior light poles shall not exceed 20 feet in height.</p>	<p>For</p> <p>1. Supermarkets</p> <p>2. All other uses</p> <p>3. Places of Worship</p>	<p>At least one parking space for each unit of floor area listed.</p> <p>1 space per 175 sq. ft.</p> <p>1 space per 250 sq. ft.</p> <p>200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater</p>	<p>1. Drive through and walk-in permitted.</p> <p>2. Alterations and pressing allowed. No chemicals or dry cleaning on premises.</p> <p>3. May include small building supplies but no loose soil or mulch. There shall be no exterior displays of products or equipment blocking sidewalk.</p> <p>4. Subject to a permit for specified period of time. Must be on sidewalk and not extend more than ten (10) feet from the building line.</p> <p>5. Must be on the sidewalk and shall not extend more than ten (10) feet from the building line.</p> <p>6. Same as LO #2 (distance between buildings)</p> <p>7. Outlying pad must be single use occupancy. Restaurants at pads may provide outdoor dining within 30 feet of the pad building provided the outdoor dining area is at least 20 feet from the nearest parking area and is not situated within any required yard.</p> <p>8. Supermarkets shall be not less than 25,000 square feet nor more than 45,000 square feet of gross floor area.</p> <p>9. Outdoor loud speakers and outdoor electrical signs with moving letters are prohibited.</p> <p>10. The RS District shall only be permitted on a State or County Road. A zone change to RS shall not be permitted for any property situated in a residential zoning district.</p> <p>11. In addition to all other required environmental studies an applicant for an RS district project shall provide an analysis of the impacts of the project on public transportation, sidewalks, whether off-site traffic improvements are needed and a traffic study.</p>

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 RS District

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RS										<p>12. General lighting standards:</p> <ul style="list-style-type: none"> <li>(a) Light poles shall not exceed 20 ft. in height from ground level.</li> <li>(b) Fixtures shall be placed so that lighting is not directed toward property lines.</li> <li>(c) Lighting source shall not produce glare.</li> <li>(d) Lighting fixtures shall project light downward with no exposed bulbs or glare visible from the public way or adjacent parcels.</li> <li>(e) All lighting fixtures shall be consistent and shall complement other fixtures in style.</li> <li>(f) Internally lit and translucent canopies or awnings are prohibited.</li> <li>(g) Landscape lighting shall not exceed 3 ft. in height.</li> <li>(h) Metal halide, high pressure sodium, LED, incandescent and florescent lamps are encouraged; mercury vapor and low pressure sodium are subject to Planning Board approval; neon and laser lights are prohibited.</li> </ul> <p>13. General landscaping standards: for any new development or redevelopment of an existing parcel or group of parcels, existing trees (over 12 inch caliper) should be preserved and natural contours of the land shall be incorporated into landscaping plans. A minimum of 20 existing or newly planted trees (3 inch caliper or larger) are required per acre with at least 30% of those trees in the front yard/setback in addition to any required street trees. Landscaping buffers, consisting of existing and proposed trees shall screen the use from adjacent parcels. Vegetation required around stormwater basins and rain gardens is in addition to these requirements.</p> <p>14. All uses in this district shall comply with the design criteria set forth in</p>

											the definition of SHOPPING CENTER set forth in Article XVIII of the Zoning Law.
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<sup>1</sup> See Note 1 in Column "G" Additional Use Requirements.

<sup>2</sup> See Note 2 in Column "G" Additional Use Requirements.

<sup>3</sup> See Note 3 in Column "G" Additional Use Requirements.

<sup>4</sup> See Note 4 in Column "G" Additional Use Requirements.

<sup>5</sup> See Note 5 in Column "G" Additional Use Requirements.