

ARTICLE II

Zoning Districts and Zoning Map

1. Districts established.

The zoning districts listed below are hereby established, and the Village of Chestnut Ridge is divided into the districts listed.

<u>Symbol</u>	<u>Title</u>
RR-50	Rural-Residential District [fifty thousand (50,000) square feet per lot]
R-40	Low-Density Residential District [forty thousand (40,000) square feet per lot]
R-35	Low-Density Residential District [thirty-five thousand (35,000) square feet per lot]
R-25	Low-Density Residential District [twenty-five thousand (25,000) square feet per lot]
R-15	Medium-Density Residential District [fifteen thousand (15,000) square feet per lot]
RSH	Specialized Housing Residential District
NS	Neighborhood Shopping District
PO	Professional Office District
LO	Laboratory-Office District
PI	Planned Industry District
RS	National and Regional Use District

2. Zoning Map.

The boundaries of said districts are hereby established as shown on the Zoning Map and which, with all explanatory matter thereon, is hereby adopted and made a part of this local law. A copy of said map, indicating the latest amendments, shall be kept up-to-date in the offices of the Village Clerk for the use and benefit of the public.

3. Interpretation of district boundaries.

In determining the boundaries of districts shown on the Zoning Map, the following rules shall apply:

- A. Where a district boundary is shown following a street, highway, road, right-of-way, the New York State Thruway, any parkway, a public utility right-of-way, or a stream or watercourse, the boundary is respectively the center line of such street, highway, road, right-of-way, thruway, parkway, public utility right-of-way, main channel of a stream or watercourse.

- B. Where a district boundary is shown as following a Village boundary line, a property line, a lot line or a projection of any one (1) of the same, such boundary shall be such landmarked or monumented line or projection thereof. If such boundary is shown as separated from but approximately parallel to any such landmarked or monumented line or projection thereof, such boundary shall be deemed to be parallel to any landmarked or monumented line or projection thereof, as the case may be, at such distance therefrom as shown on the Zoning Map. If such boundary is shown as separated from but approximately parallel to any such landmarked

or monumented line, such district boundary shall be deemed to be parallel to the aforesaid center line at such distance therefrom as shown on the Zoning Map.

- C. In the absence of a specified distance being indicated on the Zoning Map, the distance shall be determined by using the map scale.

4. General district regulations.

Following the effective date of this local law:

- A. No building shall be erected, moved, structurally altered, reconstructed or enlarged, nor shall any land or building be used, designed or arranged to be used for any purpose in any manner except in compliance with this local law and all other applicable laws, together with all rules, requirements and restrictions appurtenant thereto.
- B. No yard, setback or open space required in connection with any building or use shall be considered as providing a required yard, setback or open space for any other building or use on the same or any other lot.

- C. No lot shall be formed from part of a lot already occupied by a building or use unless such building or use, all yards, setbacks and open spaces connected therewith and the remaining lot comply with all requirements prescribed by this local law for the district in which said lot is located.

- D. Any use not permitted by this local law shall be deemed to be prohibited. The list of prohibited uses contained in Article III, Section 4 of this local law shall not be deemed to be an exhaustive list but has been included for the purposes of clarity and emphasis and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and are thus prohibited. Uses identified as special permit uses or conditional uses shall be deemed prohibited unless a valid special permit shall be issued by the Village Board therefor or appropriate conditional approval granted by the Planning Board.

- E. Preexisting uses identified as special permit uses or conditional uses in this local law, for which there exists, on the effective date of this local law or amendment thereof, a valid certificate of occupancy,

shall be deemed nonconforming. (Amended March 17, 1988.)

- F. No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector shall find that the use shall conform to the standards set forth in this local law.

- G. No land or buildings shall be used in any manner so as to create any hazard to the public health, safety, welfare, peace or comfort or to hinder the most appropriate use of land in the vicinity in that all such uses shall conform to the performance standard prescribed in Article X, Section 5 for the control of noise; vibration; smoke, dust and other atmospheric pollutants; odor; radiation and electromagnetic interference; fire, explosive hazard and heat; liquid or solid wastes; and vehicular traffic emissions induced therefrom.

- H. If a lot shall be in two or more zoning districts, the more restrictive use and bulk requirements shall apply.