

VILLAGE OF CHESTNUT RIDGE
LOCAL LAW NO. A v.2 OF 2022
A LOCAL LAW AMENDING CHAPTER 195, ZONING,
TO IMPLEMENT RECOMMENDATIONS OF THE COMPREHENSIVE PLAN
TO ADD NEW R-10, R-15 1F, R-20, AND PILO ZONING DISTRICTS
WITH NEW STANDARDS, AND
REPEAL AND REPLACE THE OFFICIAL ZONING MAP

Be it enacted by the Village Board of Trustees of the Village of Chestnut Ridge by authority of Article 7 of the Village Law and Article 2, Section 10 of the Municipal Home Rule Law, as follows:

(Note: Proposed insertions of language into the Code are indicated by underlining. Proposed deletions of language from the Code are indicated by strikeout symbols. All other language shown is to remain unchanged. (Note: The symbol “ * * * *” indicates portions of the Code to remain unchanged, which are not shown here for brevity.)*

Section 1: Legislative findings and intent. The Village Board of the Village of Chestnut Ridge hereby finds and declares:

The Village has undergone a multiyear comprehensive planning process, and pursuant to its proposed new Comprehensive Plan, wishes to adopt changes to the Zoning Code to implement its revised goals and objectives.

Section 2: Amend Chapter 290, Zoning, §290-116 Definitions, by adding the following new definition in alphabetical order:

§ 290-116 Definitions.

As used in the chapter, the following terms shall have the meanings indicated:

* * * * *

FLEX SPACE, BUSINESS PARK

A building or buildings designed for the commercial use of one or more tenants, generally for an undefined mix of office, light assembly, showroom, distribution/warehousing or storage of equipment and/or material inside a building. A business park flex space development shall not include restaurants, personal care, or retail establishments. Tenant spaces shall have a minimum of 2,000 square feet and a maximum of 10,000 square feet of gross floor area and may include individual loading berths.

* * * * *

Section 3: Amend Chapter 290, Zoning, 290 Attachment 1, entitled “Table of General Use Requirements, Part 1: Residential Districts,” as follows:

CHESTNUT RIDGE CODE

290 Attachment 1

Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
RR-50 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 Articles XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
RR-50	<div>1. Underground public utilities including gas, electric, water and telephone transmission systems and appurtenances thereto, but not including surface or overhead utilities, towers, telephone lines, antennae, call boxes, buildings or structures.</div> <div>2. The following agriculture operations, provided that there shall be no structures or storage of odor or dust producing substance within a distance of 500 feet from any lot line:<div>(a) Nurseries, greenhouses and other enclosed structures for growth and production of plants.</div><div>(b) Open field agriculture, including orchards, truck gardening, vineyards and other field crops</div><div>None of the foregoing shall be construed to permit the commercial raising of pigs or agricultural industries, such as cage-type poultry operations or processing of animal products nor raised on premises</div></div> <div>3. 1-family detached residences, with not more than 1 principal residential building on a lot</div> <div>4. Community residence facilities, subject to Village Board approval as to site selection, pursuant to § 41.34 of the Mental Hygiene law.</div>	<div>a</div> <div>b</div> <div>h</div> <div>h</div>	<div>1. Reservoirs and standpipes on lots of three acres or more</div> <div>2. Accessory to an agricultural use, buildings or stands for the display and sale of agricultural products; the majority of which are grown on the same premises</div> <div>3.<div>a. Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line</div><div>b. The keeping of cows on lots of 20 acres or more, but not within 200 feet of any lot line. Not more than one cow shall be permitted for every three acres. All cows shall be kept in a secured fenced-in area. No cow shall be fitted with bells or other noise-producing devices.</div></div> <div>4. Nursery schools</div> <div>5. Residences subject to Section 7-738 of the Village Law pursuant to the Density Zoning Resolution adopted by the Village Board subject to Article IV, § 290-15</div> <div>6. Accessory home professional offices</div> <div>7. Libraries, museums and art galleries</div> <div>8. Family and group care facility (non-Padavan)</div> <div>9. Residential gathering place</div> <div>10. Neighborhood place of worship</div>	<div>a</div> <div>n/a</div> <div>g</div> <div>n/a</div> <div>h</div> <div>d</div> <div>h</div> <div>h</div> <div>h</div>	<div>1. Cemeteries on lots not exceeding 10 acres adjacent to an established cemetery or place of worship</div> <div>2. Public and private hospitals and sanatoriums for general medical care. Accessory to such uses the Board of Appeals may permit such outpatient clinics and office facilities, provided that in sum such facilities do not exceed 30% of the total floor area of the facility</div> <div>3. Nursing homes and convalescent facilities licensed by the State of New York</div> <div>4. Stables and riding academies subject to Article XII, § 290-66</div> <div>5. Volunteer ambulance service facilities</div> <div>6. Keeping of not more than 2 nontransient roomers or boarders</div> <div>7. Schools of general or religious instruction, provided that there shall be no residential uses upon the lot other than a guard or caretaker’s dwelling or a dormitory subject to Article XII, § 290-64</div> <div>8. (Reserved)</div>	<div>b</div> <div>f</div> <div>c</div> <div>b</div> <div>d</div> <div>f</div> <div>c</div> <div>d</div>	<div>1. Accessory to a 1-family residence or agricultural use, nor more than a total of three structures of any or a combination of the following private structures: greenhouses, hams, silos, sheds, garages tennis courts, swimming pools or other similar structures</div> <div>2. Accessory to a 1-family residence, storage of not more than 1 unoccupied trailer, recreational vehicle, boat trailer or boat not exceeding 35 feet in length, subject to Article VII, § 290-32</div> <div>3. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over the age of 6 months, not more than 2 horses over the age of 6 months, not more than 10 fowl, not more than 2 of any other species of any domestic animals, excluding however, all pigs and cattle. Domestic animals except for dogs and cats, shall be maintained in an enclosure or fenced in area not less than 75 feet from any lot line. Enclosures for dogs and cats shall not be closer to any lot line than the minimum required setback.</div> <div>4. Accessory parking subject to Column F and Article VII</div> <div>5. Accessory loading subject to Article VII, § 290-33</div> <div>6. Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all property lines</div> <div>7. For any residence one sign as prescribed in Article VIII, § 290-40A</div> <div>8. For any property for sale or for rent one sign as prescribed in Article VIII, § 290-40A</div> <div>7. For any residence, home occupation or home professional office, if any on the premises, one announcement sign not over 4 square feet in an area and set back at least 10 feet from the designated street line. Where illuminated, such signs shall be indirectly illuminated by a constant light integral to the sign</div>	<div>For:</div> <div>1. Schools of general instruction</div> <div>2. Buildings or open space stands for display and sale of agricultural products</div> <div>3. Churches and similar places of worship</div> <div>4. Stables and riding academies</div> <div>5. Hospitals</div> <div>6. Sanatoriums, nursing homes and convalescent facilities</div> <div>7. Golf courses or other outdoor recreational facilities</div> <div>8. Public utilities</div> <div>9. Cemeteries</div> <div>10. Home professional office</div> <div>11. Nursery schools</div> <div>12. Family and group care facilities</div>	<div>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below</div> <div>300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16</div> <div>5 feet of frontage or 100 square feet of floor/sales area, whichever requirement is less</div> <div>200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater (school areas same as No. 1)</div> <div>5 persons capacity or as determined by the Planning Board for the highest design hours whichever is greater</div> <div>1 bed plus 1 space per 250 square feet of outpatient clinic floor area, plus 1 per 150 square feet of separate physician office space</div> <div>2 beds</div> <div>1/3 hole or 4 persons’ capacity</div> <div>Employee in the maximum working shift</div> <div>Minimum capacity for 40 vehicles clear of any public street</div> <div>A maximum of 6 spaces, not more than 3 of which shall be visible to the public way, plus 2 spaces for residents</div> <div>1 per 100 square feet of floor area in such use or 1 per 4 seats capacity, whichever requirement is greater</div> <div>1/3 dwelling but not more than 5 spaces of which nor more than 2 are visible to the public way</div>	<div>1. A buffer with a minimum dimension of the respective required setback may be required as condition of approval for any conditional or special permit use where such uses may adversely affect the residential character of the neighborhood. The buffer, if required, shall be provided between the proposed conditional or special permit use and any lot in a residential district. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where adjacent use is similar to that proposed for special permit approval. The buffer shall not be required for houses of worship which are subject to Use Group c and schools which are subject to Use Group f unless the Planning Board determines that such buffer is necessary to reduce impacts on adjacent properties or on the neighborhood.</div> <div>2. A minimum buffer of 100 feet shall be required for dormitories</div>

ZONING

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 Articles XI and XIII)	Use Group	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
				c	9. 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 except that special permit shall not be required if such building not structure has been approved by the Planning Board as part of Subdivision or Site Plan review. This provision shall not include office, warehouse and/or storage areas for general or corporate business purposes, towers, antennae or Personal Wireless Service 10. Community place of worship		8. For any structure for sale or rent, 1 temporary non-illuminated “for sale” or “for rent” sign not over 15 square feet in area, located at least 5 feet from the designated street line 9. Accessory to any permitted non-residential establishment, identification signs subject to the site development plan rules and regulations 10. Accessory home occupations	13. 1-family residences	At least 2 indoor spaces per dwelling unit except that residences for which certificates of occupancy were issued prior to August 31, 2006 shall have and maintain the number of indoor parking spaces existing at the time of the issuance of the certificate of occupancy. In addition, 1 indoor or outdoor parking space for each roomer or boarder. For any home occupation at least 2 indoor or outdoor spaces.	
								14. Volunteer ambulance service facilities	As determined in the special permit therefor, but not less than the highest design hour as determined by the Planning Board	
								15. Libraries, museums and art galleries	150 square feet in such use plus 1 for each employee	
								16. Dormitories	Not less than the actual resident capacity unless legal restrictions are imposed on occupancy of such facilities.	
								17. Residential gathering places	5 per occupants at maximum occupancy as determined by Article XII standards	

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Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
R-40 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, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-40	<div>1. Same as RR-50, No. 1 (utilities)</div> <div>2. The following agricultural operations, provided that there shall be no structures or storage of odor or dust-producing substances within a distance of 500 feet of a lot line:<div>(a) Nurseries, greenhouses and other enclosed structures for growth and production of plants</div><div>(b) Open field agriculture, including orchards, truck gardening vineyards and other field crops.</div><div>None of the foregoing shall be construed to permit the raising of any livestock or agricultural industries such as cage-type poultry operations or processing of animal products.</div></div> <div>3. Same as RR-50, No. 4 (residence)</div> <div>4. Same as RR-50, No. 5 (community residence facilities)</div>	<div>a</div> <div>b</div> <div>m</div> <div>m</div>	<div>1. Same as RR 50, 1 (reservoirs), 2 (accessory sale stands), 3 (farm animals), 4 (nursery schools), 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.)</div> <div>2. Residential gathering place</div> <div>3. Neighborhood place of worship</div>	<div>m</div> <div>m</div> <div>q</div>	<div>1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers)</div> <div>2. Same as RR-50, No. 3 (nursing homes) and 8 (churches)</div> <div>3. Same as RR-50 (public utility buildings and structures)</div> <div>3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-64</div> <div>4. (Reserved)</div> <div>5. Community place of worship</div>	<div>b</div> <div>c</div> <div>d</div> <div>f</div> <div>c</div>	<div>1. Same as RR-50, Nos. 1 through 10</div>	<div>For 1. Same as RR-50.</div>	<div>At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17</div>	<div>1. Same as RR-50, Nos. 1 and 2</div>

ZONING

Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
R-35, ~~and R-25~~, and R-20 Districts

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, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-35	1. Same as RR-50. No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 4 (residences) 4. Same as RR-50, No. 5 (community, residence facilities)	a b q q	1. Same as RR-50, Nos. 1 (reservoirs), 2 (accessory sale stands), 3 (farm animals), 4 (nursery schools), 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. Residential gathering place 3. Neighborhood place of worship	q q q	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps); and 6 (roomers). 2. Same as RR-50, No. 3 (nursing homes) and 8 (churches). 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-64 4. Same as RR-50 (public utility buildings and structures) 5. Community place of worship	b c f c	Same as RR-50. Nos. 1 through 10	For Same as RR-50.	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	1. Same as RR-50, Nos. 1 and 2
R-25	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 4 (residences) 4. Same as RR-50, No. 5 (community residence facilities)	a b t t	1. Same as RR-50, Nos. 1 (reservoirs), 2 (accessory sale sands), 3 (nursery schools), 5 (density zoning), 6 (home professional office) and 7 (libraries, etc.) 2. Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line 3. Residential gathering place 4. Neighborhood place of worship	h t t t	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers) 2. Same as RR-50, No. 3 (nursing homes) and 8 (churches). 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-64 4. (Reserved) 5. Community place of worship	d c f c	1. Same as RR-50. Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (packing), 6 (loading), 7 (storage), 8 (announcement signs), 9 ("for sale" signs) 2. Keeping domestic animals as follows not more than 3 cats or dogs over the age of 6 months. Enclosures for dogs and cats shall not be closer to any lot line than the minimum required setback. 3. Accessory to 1-family residence, home occupations	For Same as RR-50.	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	1. Same as RR-50, No. 1 2. A minimum buffer of 50 feet shall be required for dormitories.

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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, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-20	<u>1. Same as RR-50, No. 1 (utilities)</u> <u>2. Same as R-40, No. 2 (agriculture)</u> <u>3. Same as RR-50, No. 4 (residences)</u> <u>4. Same as RR-50, No. 5 (community residence facilities)</u>	<u>a</u> <u>b</u> <u>x.2</u> <u>x.2</u>	<u>1. Same as RR-50, Nos. 1 (reservoirs), 2 (accessory sale sands), 3 (nursery schools), 5 (density zoning), 6 (home professional office) and 7 (libraries, etc.)</u> <u>2. Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line</u> <u>3. Residential gathering place</u> <u>4. Neighborhood place of worship</u>	<u>h</u> <u>t</u> <u>x.2</u> <u>x.2</u>	<u>1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers)</u> <u>2. Same as RR-50, No. 3 (nursing homes) and 8 (churches).</u> <u>3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-64</u> <u>4. Community place of worship</u>	<u>d</u> <u>c</u> <u>f</u> <u>c</u>	<u>1. Same as RR-50, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (packing), 6 (loading), 7 (storage), 8 (announcement signs), 9 ("for sale" signs)</u> <u>2. Keeping domestic animals as follows not more than 3 cats or dogs over the age of 6 months. Enclosures for dogs and cats shall not be closer to any lot line than the minimum required setback.</u> <u>3. Accessory to 1-family residence, home occupations</u>	<u>For Same as RR-50.</u>	<u>At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17</u>	<u>1. Same as RR-50, No. 1</u> <u>2. A minimum buffer of 50 feet shall be required for dormitories.</u>

ZONING

Village of Chestnut Ridge

Table of General Use Requirements
Part I: Residential Districts
R-15, ~~R-15 1F~~, ~~R-10~~ and RSH Districts

A	B	B-1	C	C1	D	D1	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, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-15	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 4 (residences) 4. Same as RR-50, No. 5 (community residence facilities)	a b x.1 x.1	1. Same as RR-50, No. 1 (reservoirs), 2 (accessory sale sounds), 3 (farm animal), 4 (nursery schools): 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. 2-family detached residences, with not more than 1 principal residential building on a lot with at least 1 of the residences owner-occupied 3. 1-family semi-attached residences, with not more than 1 principal residential building on a lot with at least one of the residences owner-occupied 4. Residential gathering place 5. Neighborhood place of worship	x.1 x.2 x.3 x.1 x.1	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers) 2. Same as RR-50, Nos. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker’s dwelling or a dormitory subject to Article XII, § 290-64 4. Community place of worship	b c f c	1. Same as RR-SU, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), and 9 (“for sale” signs) 2. Same as R-25, No. 2 (domestic animals) 3. Accessory to a 1- or 2-family residence, home occupations	For 1. Same as RR-50, Nos. 1 through 17	At least 1 Parking Space for Each Unit of Measurement listed or as Otherwise Noted Below	1. Same as RR-50, No. 1 2. Same as R-25, No. 2
R-15 1F	1. Same as RR-50, No. 1 (utilities) 2. Same as R-40, No. 2 (agriculture) 3. Same as RR-50, No. 4 (residences) 4. Same as RR-50, No. 5 (community residence facilities)	a b x.1 x.1	1. Same as RR-50, No. 1 (reservoirs), 2 (accessory sale sounds), 3 (farm animal), 4 (nursery schools): 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.) 2. Residential gathering place 3. Neighborhood place of worship	x.1 x.1 x.1	1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers) 2. Same as RR-50, Nos. 3 (nursing homes) and 8 (churches) 3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker’s dwelling or a dormitory subject to Article XII, § 290-64 4. Community place of worship	b c f c	1. Same as RR-SU, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), and 9 (“for sale” signs) 2. Same as R-25, No. 2 (domestic animals) 3. Accessory to a 1- or 2-family residence, home occupations	For 1. Same as RR-50, Nos. 1 through 17	At least 1 Parking Space for Each Unit of Measurement listed or as Otherwise Noted Below	1. Same as RR-50, No. 1 2. Same as R-25, No. 2

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A	B	B-1	C	C1	D	D1	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, § 290-58)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
R-10	<u>1. Same as RR-50, No. 1 (utilities)</u> <u>2. Same as R-40, No. 2 (agriculture)</u> <u>3. Same as RR-50, No. 4 (residences)</u> <u>4. Same as RR-50, No. 5 (community residence facilities)</u>	<u>a</u> <u>b</u> <u>x.3</u> <u>x.3</u>	<u>1. Same as RR-50, No. 1 (reservoirs), 2 (accessory sale sounds), 3 (farm animal), 4 (nursery schools); 5 (density zoning), 6 (home professional office), and 7 (libraries, etc.)</u> <u>2. 2-family detached residences, with not more than 1 principal residential building on a lot with at least 1 of the residences owner-occupied</u> <u>3. 1-family semi-attached residences, with not more than 1 principal residential building on a lot with at least one of the residences owner-occupied</u> <u>4. Residential gathering place</u> <u>5. Neighborhood place of worship</u>	<u>x.1</u> <u>x.3</u> <u>x.3</u> <u>x.3</u> <u>x.3</u>	<u>1. Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers)</u> <u>2. Same as RR-50, Nos. 3 (nursing homes) and 8 (churches)</u> <u>3. Schools of general or religious instruction provided that there shall be no residential uses upon the lot other than a guard or caretaker's dwelling or a dormitory subject to Article XII, § 290-64</u> <u>4. Community place of worship</u>	<u>b</u> <u>c</u> <u>f</u> <u>c</u>	<u>1. Same as RR-SU, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs), and 9 ("for sale" signs)</u> <u>2. Same as R-25, No. 2 (domestic animals)</u> <u>3. Accessory to a 1- or 2-family residence, home occupations</u>	<u>For</u> <u>1. Same as RR-50, Nos. 1 through 17</u>	<u>At least 1 Parking Space for Each Unit of Measurement listed or as Otherwise Noted Below</u>	<u>1. Same as RR-50, No. 1</u> <u>2. Same as R-25, No. 2</u>
RSH	None		None		1. Senior citizen housing development subject to Article XII, § 290-69 2. Housing development for the physically handicapped subject to Article XII, § 290-71 3. Community place of worship	aa bb c	1. As approved by the Village Board subject to Article XII, §§ 290-69 and 290-71.	1. Senior Citizen Housing 2. Housing for the physically handicapped 3. Places of worship	2 dwelling units 3/4 dwelling unit 200 square feet of floor area or per 5 worshippers at maximum seating capacity, whichever is greater	1. Same as RR-50, No. 1

ZONING

Section 4: Amend Chapter 290, Zoning, 290 Attachment 2, entitled “Table of General Use Requirements, Part II: Nonresidential Districts,” as follows:

290 Attachment 2

Village of Chestnut Ridge

Table of General Use Requirements
Part II: Nonresidential Districts
NS District

A	B	B-1	C	C1	D	D1	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	1. Same as RR-50, No. 1 (utilities) 2. Local convenience commercial uses 3. Local office-business uses 4. Libraries, museums and art galleries	A B B B	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, § 290-67 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 3. Food Sales and Service Establishments	D B B	1. Neighborhood restaurants 2. Same as RR-50, No. 8 (public utility buildings and structures) 3. Volunteer ambulance service facilities 4. Assisted Living Residences (ALR) 5. Community place of worship	E A A C	1. Accessory parking subject to Article VII 2. Accessory loading berths subject to Article VII, § 290-33 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 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 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 6. For any structure for sale or rent, temporary signs as prescribed in Article VIII, § 290-40H(1) 7. For any permitted use, business identification, directory signs and shopping center identification signs as prescribed in Article VIII	For 1. Libraries, museums and an galleries 2. Public utility building 3. Local convenience commercial 4. Local office-business 5. Gasoline service station 6. Neighborhood restaurants 7. Food Sales and Service Establishments 8. Assisted Living Residence (ALR) 9. Places of worship	At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below 150 square feet in such use, plus 1 for each employee 2 employees in the maximum working shift 150 square feet of floor area 250 square feet of floor area 4 dispensing nozzles, plus 1 per 1/4 service bay, plus 2 additional, but not less than 5 4 persons, plus 5 additional spaces, plus 1 parking space for every 5 linear feet of customer-use has in excess of 8 linear feet 4 seats, or 4 counter stools, in addition to local convenience commercial requirement. 1/2 per unit 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. 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. 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 30% of the floor area and in no event more than 1,000 square feet 3. The operation of any use, excluding public utilities and At Rs. shall be limited to the hours between 6:30 a.m. and 2:00 a.m. daily 4. Any illuminated sign shall not be visible from a local road (as shown on the Official Map) in a residence district 5. Food sales and service establishments may have one table and four chairs or four counter stools and 12 feet of counter for customer use for each 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.

CHESTNUT RIDGE CODE

Village of Chestnut Ridge

Table of General Use Requirements
Part II: Nonresidential Districts
PO District

A	B	B-1	C	C1	D	D1	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	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 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)	 For 1. Same as NS, Nos. 1, 2, and 4 2. Funeral chapels 3. Banks 4. Offices 5. Animal hospitals 6. Restaurants 7. Places of worship	At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below 5 seats capacity 200 square feet of floor area 250 square feet, plus 3 per same 1/3 examining room 4 seats, plus 5 spaces additional 20 square feet of floor area of 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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Village of Chestnut Ridge

Table of General Use Requirements
Part II: Nonresidential Districts
PO-R District

A	B	B-1	C	C1	D	D1	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	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 k k	1. Funeral chapels 2. Banks 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	B B E	1. Same as PO No. 2 (public utilities and structures) 2. Volunteer ambulance service facilities 3. Community place of worship	A A C	1. Same as NS, Nos. 1 (parking), 3 (temporary structures), and 6 and 7	For 1. Same as NS, Nos. 1, 2, and 4 2. Funeral chapels 3. Banks 4. Offices 5. Animal hospitals 6. Places of worship	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below 5 seats capacity 200 square feet of floor area 250 square feet, plus 3 per suite 1/3 examining room 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. Outdoor servicing is prohibited. 3. Same as NS, No. 4 4. Buildings shall be designed to be visually consistent with residences with respect to bulk, massing, roof treatment, materials and colors.

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Village of Chestnut Ridge

Table of General Use Requirements
Part II: Nonresidential Districts
LO District

A	B	B-1	C	C1	D	D1	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
LO	1. Same as NS, No. 1 utilities		1. Same as RR-50, No. 2 (reservoirs)	b	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.	J	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures) and 6 and 7 (signs)	For	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below	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
	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	J	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, § 290-68, but excluding miniature golf courses, batting ranges, and tennis batting ranges.	J			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	1. Same as NS, Nos. 2 and 8		
	3. Laboratories, research facilities and corporate parks flex space, business parks	J			2. Dog and Cat Boarding Facilities, subject to the provisions of Article XII, § 290-75, 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.	I		2. Medical/dental offices and clinics	250 square feet of floor area, plus 3 per suite	
	4. Medical and dental clinics, health service complexes	J	3. Same as NS, No. 2 (temporary structures)	J	3. Volunteer ambulance service facilities.	A		3. Laboratories/research facilities	2 employees, but not less than 10	
			4. Hotels and motels subject to Article XII, § 290-65, 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	I				4. Hotels and motels	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	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
			5. Commercial recreation facilities	J				5. Office buildings	200 square feet	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.
			6. Manufacturing of prototype products as an adjacent to an office or laboratory use may be permitted, provided that all activities are within fully enclosed structures	J				6. Commercial recreation	Not less than the highest design hour as determined by the Planning Board	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
			7. Landscape Contractors	L				7. Dog and Cat Boarding Facilities	1 space for every 10 animals accommodated at the Facility plus 1 space for each employee in the maximum work shift.	5. No entrances or exits for any parking or loading area shall be located within 300 feet of any residential district, not 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
								8. Landscape Contractors	1 for each 2 employees plus 2 space per 200 square feet of office area	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.

ZONING

Village of Chestnut Ridge

Table of General Use Requirements

Part II: Nonresidential Districts

PILO District

A	B	B-1	C	C1	D	D1	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
PI	1.—Same as LO, Nos. 1 through 4 2.—Industrial uses subject to the provisions of Article III, § 290-11, which may include the manufacturing, fabrication, processing, converting, altering, assembling, testing or other handling of products 3.1. Wholesaling or warehousing business.	J J J J	1.—Same as RR-50, No. 2 (reservoirs) 2.—Same as LO, No. 2 (outdoor recreation facilities and accessory recreation structures) 3.—Commercial recreation facilities 4.—Same as NS, No. 2 (temporary structures) 5.—Automobile sales and service agencies subject to Article XII, § 290-70 6.—Laundry and dry cleaning plants, but excluding self-service or pickup and delivery at retail 7.—Landscape Contractors 8.1. Emergency medical service offices and facility with accessory servicing and repair of emergency vehicles with a fully enclosed building	b J J J J J L J	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. 2.—Same as LO, No. 1 (public utility buildings and structures) 3.1. Volunteer ambulance service facilities.	J J A	1.—Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 and 7 (signs) 2.1. Same as LO, No. 2 (maintenance and ancillary facilities)	For 1.—Same as NS, No. 2 2.—Automotive sales 3.—Same as LO, Nos. 2, 3, 4, 5, 6, and 8 4.—Industrial uses 5.—Warehousing 6.—Showroom and retail 7.—Landscape Contractors 8.1. Emergency Medical Facility	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below 1/2 salesman position 2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area 150 square feet of office area, plus 1 for each 2 employees 250 square feet of floor area in addition to requirement for principle use 1 for each 2 employees plus 1 space per 200 square feet of office area 150 square feet of building area used for the medical service facility (not including vehicle service or repair area)	1.—Same as LO, Nos. 1 through 5 2.1. 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.

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A	B	B-1	C	C1	D	D1	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
PILO	1. Same as LO, Nos. 1 through 4	J	1. Same as RR-50, No. 2 (reservoirs)	b	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.	J	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 and 7 (signs)	For	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below	1. Same as LO, Nos. 1 through 6
	2. Industrial uses subject to the provisions of Article III, § 290-11, which may include the manufacturing, fabrication, processing, converting, altering, assembling, testing or other handling of products	J	2. Same as LO, No. 2 (outdoor recreation facilities and accessory recreation structures)	J			2. Same as LO, No. 2 (maintenance and ancillary facilities)	1. Same as NS, No. 2	1/2 salesman position	
			3. Commercial recreation facilities	J				2. Automotive sales		
			4. Same as NS, No. 2 (temporary structures)	J				3. Same as LO, Nos. 2, 3, 4, 5, 6, and 8		
			5. Automobile sales and service agencies subject to Article XII, § 290-70	J	2. Same as LO, No. 1 (public utility buildings and structures)	J		4. Industrial uses	2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area	
	3. Wholesaling or warehousing business, including mini-storage.	J	6. Laundry and dry cleaning plants, but excluding self-service or pickup and delivery at retail	J	3. Volunteer ambulance service facilities.	A		5. Warehousing, Flex Space Business Parks	150 square feet of office area, plus 1 for each 2 employees	
	4. Same as NS, No. 1 utilities		7. Landscape Contractors	L	4. 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.	J		6. Showroom and retail	250 square feet of floor area in addition to requirement for principal use	
	5. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use	J	8. Emergency medical service offices and facility with accessory servicing and repair of emergency vehicles with a fully enclosed building	J	5. Dog and Cat Boarding Facilities, subject to the provisions of Article XII, § 290-75, 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.	J		7. Landscape Contractors	1 for each 2 employees plus 1 space per 200 square feet of office area	
	6. Laboratories, research facilities, flex space, business parks	J	9. 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, § 290-68, but excluding miniature golf courses, batting ranges, and tennis batting ranges.	J	6. Assisted Living Residences (ALR)	J		8. Emergency Medical Facility	150 square feet of building area used for the medical service facility (not including vehicle service or repair area)	
	7. Medical and dental clinics, health service complexes	J						9. Assisted Living Residences	1/2 per unit	
	8. Supermarkets, food sales and service establishments, only when located in that portion of the PILO District north of I-287 and on the west side of Chestnut Ridge Road.	aa	10. Hotels and motels subject to Article XII, § 290-65, 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	J				10. Supermarkets, food sales and service establishments	1 per 175 square feet	
			11. 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	J						

ZONING

Village of Chestnut Ridge

Table of General Use Requirements
Part II: Nonresidential Districts
RS District

A	B	B-1	C	C1	D	D1	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
RS	1. Offices for professional, governmental and business use	M	<u>1. Same as PILO Nos. 1 through 11</u>		1. Movie theater, provided that the same is located within the main building	M	1. Same as NS #3 (temporary structures) ⁴	For: 1. Supermarkets 2. All other uses 3. Places of worship <u>3.4.Same as PILO Nos. 1 though 9</u>	At least 1 parking space for each unit of floor area listed 1 per 175 square feet 1 per 250 square feet 1 space per 200 square feet of floor area or 1 space per 5 worshippers at maximum seating capacity, whichever is greater	1. Drive-through and walk-in permitted.
	2. Supermarkets, food sales and service establishments	M		2. Community place of worship	C	2. Dumpsters, compactors, grease containers	2. Alterations and pressing allowed. No chemicals or dry cleaning on premises.			
	3. Retail pharmacies and banks, ¹ apparel stores, variety and stationery stores, office supply and card stores, newspaper and bookstores and pick-up and delivery stores for dry cleaning ²	M		<u>3. Same as PILO Nos. 1 through 6</u>		3. Bus stops, including passenger shelters	3. May include small building supplies but no loose soil or mulch. There shall be no exterior displays of products or equipment blocking sidewalk.			
	4. Other retail stores and service establishments, including package liquor stores, hardware stores, ³ 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	M				4. Loading: up to 4 berths for supermarket. Grade-level loading for all other uses except as otherwise allowed by the Planning Board	4. Subject to a permit for specified period of time. Must be on sidewalk and not extend more than 10 feet from the building line.			
						5. Outdoor café/outdoor seating ⁵	5. Must be on the sidewalk and shall not extend more than 10 feet from the building line.			
						6. Signs: temporary signs and business identification signs, subject to Article VIII, § 290-40C(2)(a)	6. Same as LO #2 (distance between buildings).			
						7. Landscaping and lighting in compliance with site plan regulations and Planning Board requirements; exterior light poles shall not exceed 20 feet in height	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.			
			<u>8. Same as PILO Nos. 1 and 2</u>		8. Supermarkets shall be not less than 25,000 square feet nor more than 45,000 square feet of gross floor area.					
	5. Shopping centers	M						9. Outdoor loud speakers and outdoor electrical signs with moving letters are prohibited.		
	6. Community centers, libraries, museums, art galleries and similar facilities	M						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.		
	7. Other retail stores and	M							11. In addition to all other required	

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A	B	B-1	C	C1	D	D1	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
	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 8. Health clubs and spas 9. <u>Same as PILO, Nos. 1 through 7</u>	M								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.

ZONING

290 Attachment 3

Village of Chestnut Ridge Table of Bulk Requirements Part I

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage (percent)	Floor Area Ratio (FAR)
a	None	n/a	30	0	30	60	0	50	0	15	15	5	n/a
b	10 ac.	400	100	100	100	200	0	100	0	15	35	3	0.20
c	5 ac.	400	100	50	100	200	75	100	75	300	35	25	0.20
d	2 ac.	200	100	100	100	200	25	100	25	50	35	10	0.20
f	10 ac.	400	100	100	100	200	100	100	100	300	45	30	0.20
g	2 ac.	200	100	100	100	200	25	100	25	50	35	20	0.20
h	50,000 sf	175	50	50	30	75	10	50	10	100	35	20	0.20
k	2 ac.	200	100	50	50	100	15	75	15	200	35	40	0.20
m	40,000 sf	160	50	50	25	70	10	50	10	100	35	40	0.20
q	35,000 sf	150	50	50	25	60	10	50	10	100	35	40	0.20
t	25,000 sf	125	35	35	20	50	10	35	10	90	35	50	0.20
x.1	15,000 sf	100	35	35	15	40	5	35	5	85	35	50	0.25
x.2	20,000 sf	100	35	35	20	50	10	35	10	125	35	55	0.25
x.3	10,000 sf	62.5	35	35	20	20	10	35	10	62.5	35	55	0.25

NOTE:

See Article IV, § 290-14, for Special Bulk Requirements, which may also apply.

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290 Attachment 4

Village of Chestnut Ridge Table of Bulk Requirements Part II

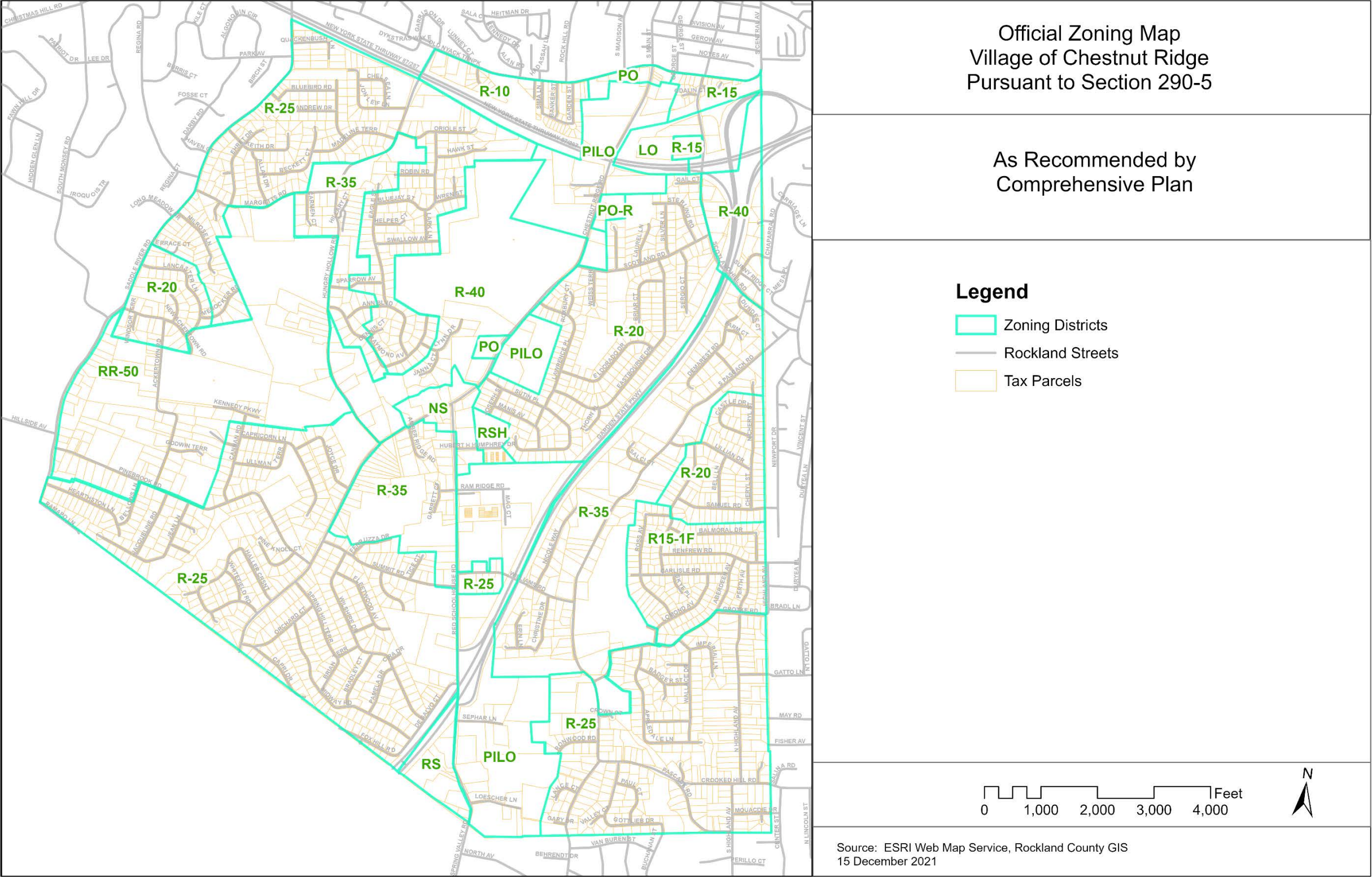
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage (percent)	Floor Area Ratio (FAR)
aa	4 ac.	350	50	50	50	100	50	50	50	50	35	65	0.30
bb	2 ac.	200	50	25	50	100	25	50	25	100	15	40	0.30
A	40,000 sf	150	75	20	40	80	35	35	35	50	35	50	0.40
B	20,000 sf	100	30	20	0/10 ¹	0	0	25	10	100	30	70	0.40
D	60,000 sf	250	30	20	40	80	20	50	20	150	25	70	0.40
E	30,000 sf	150	30	20	40	80	10	25	10	100	35	70	0.40
I	2 ac.	300	60	20	50	100	20	60	30	150	35	70	0.40
J	60,000 sf	200	75	25	75	150	30	75	30	100	35	70	0.40
K	20,000 sf	100	30	30	20	40	10	25	10	140	25	50	0.40
L	3 ac.	200	100	50	75	150	35	100	50	200	25	50	0.30
M ³	15 ac.	500	40 for pads. 50 for main building	30	50	100	30	40	30	500	35	70	22 0.30
N ⁴	60,000 sf	250	30	15	30	60	10	25 ⁴	15	150	25	20	0.40

NOTES:

See Article IV, § 290-14 for Special Bulk Requirements, which may also apply.

- No side setback is required, but if provided must be at least 10 feet.
- 50 foot buffer shall be added to side yard and rear yard when adjacent to multi-family district; 75 feet plus 75 foot buffer shall replace the side yard and rear yard when adjacent to single family district. Notwithstanding any other provision of the zoning law, no other increases in side or rear yards shall be required. The Planning Board shall require screening within the buffers where appropriate.
- Landscaping shall be a minimum of 10% of site area.
Total floor area of all buildings shall not exceed 150,000 square feet.
Minimum size of stores not occupied by supermarket or outlying pads; a maximum of 20% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 1,500 square feet; in addition, a maximum of 20% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 2,000 square feet; a minimum of 60% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 3,000 square feet.

Section 5: Amend Chapter 290, Zoning, by adding a new Attachment 6, entitled “Official Zoning Map,” as follows:



* * * * *

Section 6: Amend Chapter 290, Zoning, §290-84, Nonconforming buildings, structures, parking or lots, as follows:

§290-84, Nonconforming buildings, structures, parking or lots

* * * * *

E. Noncomplying lots.

- (1) A residential lot, separated from any other land in the same ownership and noncomplying as to bulk, whether or not located in and part of a subdivision plat approved by the Planning Board and filed in the office of the County Clerk, and which has a minimum lot width of 100 feet, may be used for a one-family detached residence, provided that such use shall comply with the bulk and parking requirements as specified in the highest residential district having the same or less lot width. For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:
 - (a) The minimum width of one required side setback shall be 20 feet for lots in the RR-50, R-40 and R-35 Districts; 15 feet for lots in the R-25 District; and 10 feet for lots in the R-20, R-15-1F, R-15, and R-10 Districts.
 - (b) The total width of both required side setbacks may be reduced nine inches for each foot that the lot width is less than that specified in the Bulk Table.
 - (c) The minimum front and rear setbacks shall be 30 feet.
 - (d) The minimum lot width and lot frontage shall be 75 feet.
 - (e) The maximum building height shall be 25 feet.
- (2) For all nonresidential lots having less than 100 feet of lot width, the following minimum requirements shall apply:
 - (a) The minimum width of each required side setback shall be 20 feet in the LO and PILO Districts and 10 feet in the PO and NS Districts, except that where any setback abuts a residential district, the normal requirements for setbacks, yards and buffers shall apply.
 - (b) The total width of both required side setbacks may be reduced nine inches for each foot that the lot width is less than that specified for the Table of Bulk Requirements.
 - (c) The minimum front and rear setbacks shall be 30 feet for lots in the PO and NS Districts and 50 feet for lots in LO and PILO Districts.
 - (d) The minimum lot width and lot frontage shall be 75 feet.

(e) The maximum building height shall be 35 feet.

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Section 7: In the following sections, wherever it appears, replace the terms “PI” or “Planned Industry,” with the terms “PILO” or “Planned Industry Laboratory Office,” respectively:

§290-4
§290-14.C
§290-17.A
§290-18.E
§290-25.A
§290-34.A
§290-41.B.(2).(a) and C.(2).(a) and C.(2).(f)
§290-64.F
§290-74 (in caption)
§290-78
§290-84.E.(2).(a) and E.(2).(c)
§290-85.F
§290-116, (in definition of “Road, Industrial Service”)

Section 8: Separability.

If any section, subsection, clause, or provision of this Local Law shall be deemed by any court of competent jurisdiction to be unconstitutional, ineffective, or otherwise legally invalid or unenforceable, in whole or in part, to the extent that it is not unconstitutional, ineffective, or otherwise legally invalid or unenforceable, it shall be valid and effective and no other section, subsection, clause or provision shall, on account thereof, be deemed invalid or ineffective.

Section 9: This local law shall take effect immediately upon filing with the Secretary of State.