VILLAGE OF CHESTNUT RIDGE

LOCAL LAW NO. 7 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:

290 Attachment 1

Village of Chestnut Ridge

Table of General Use Requirements Part I: Residential Districts RR-50 District

A	В	B-1	C	C-1	D	D-1	E		F	G
			Conditional Uses by		Uses by Special Permit of the					
			Planning Board		Village Board					
	Uses Permitted	Use	(subject to Articles	Use	(subject to Article XVI and	Use	Accessory Uses		Street Parking Spaces	
District	by Right	Group	XI and XIII)	Group	Article XI, § 290-58)	Group	Permitted by Right	(subject	to Article VII)	Additional Use Requirements
RR-50	1. Underground public utilities	a	Reservoirs and standpipes on	a	1. Cemeteries on lots not	b	Accessory to a 1-family residence or		At Least 1 Parking Space for Each	1. A buffer with a minimum dimension of the
	including gas, electric,		lots of three acres or more.		exceeding 10 acres adjacent		agricultural use, nor more than a total of three	E	Unit of Measurement Listed or as Otherwise Noted Below	respective required setback may be required as
	water and telephone transmission systems and		2 Assessments on comingularization	m/o	to an established cemetery or place of worship.		structures of any or a combination of the following private structures: greenhouses,	For:	Otherwise Noted Below	condition of approval for any conditional or special permit use where such uses may
	appurtenances thereto, but		Accessory to an agricultural use, buildings or stands for	n/a	place of worship.		hams, silos, sheds, garages tennis courts,	Schools of general	300 square feet of floor area or 12	adversely affect the residential character of the
	not including surface or		the display and sale of		2. Public and private hospitals	f	swimming pools or other similar structures.	instruction	student seats, whichever requirement	neighborhood. The buffer, if required, shall be
	overhead utilities, towers,		agricultural products; the		and sanatoriums for general	1	swittining pools of other similar structures.	mstruction	is greater, plus 1 space per 2 enrolled	provided between the proposed conditional or
	telephone lines, antennae,		majority of which are grown		medical care. Accessory to		2. Accessory to a 1-family residence, storage of		students over the age of 16	special permit use and any lot in a residential
	call boxes, buildings or		on the same premises.		such uses the Board of		not more than 1 unoccupied trailer, recreational		stadents over the age of 10	district. Such buffer area may be reduced
	structures.		on the same premises.		Appeals may permit such		vehicle, boat trailer or boat not exceeding	Buildings or open space	5 feet of frontage or 100 square feet of	where local conditions warrant and substitute
			3.		outpatient clinics and office		35 feet in length, subject to Article VII,	stands for display and sale	floor/sales area, whichever	measures are prescribed for the protection of
	2. The following agriculture	b	a. Keeping, breeding and raising	,	facilities, provided that in		§ 290- <mark>32<u>33</u>.</mark>	of agricultural products	requirement is less	neighboring properties or where adjacent use
	operations, provided that		of horses on lots of 20 acres	<u>n/a</u>	sum such facilities do not					is similar to that proposed for special permit
	there shall be no structures		or more, but not within 100		exceed 30% of the total floor		3. Keeping domestic animals as follows: not more	3. Churches and similar places	200 square feet of floor area or per 5	approval. The buffer shall not be required for
	or storage of odor or dust		feet of any lot line.		area of the facility.		than a total of 3 cats or dogs over the age of 6	of worship	worshippers at maximum seating	houses of worship which are subject to Use
	producing substance within		b. The keeping of cows on lots	<u>n/a</u>			months, not more than 2 horses over the age of		capacity, whichever is greater (school	Group c and schools which are subject to Use
	a distance of 500 feet from		of 20 acres or more, but not		3. Nursing homes and	С	6 months, not more than 10 fowl, not more than		areas same as No. 1)	Group f unless the Planning Board determines
	any lot line:		within 200 feet of any lot		convalescent facilities		2 of any other species of any domestic animals,			that such buffer is necessary to reduce impacts
	(a) Nurseries, greenhouses and other enclosed		line. Not more than one cow shall be permitted for every		licensed by the State of New York.		excluding however, all pigs and cattle. Domestic animals except for dogs and cats,	Stables and riding	5 persons capacity or as determined by the Planning Board for the highest	on adjacent properties or on the neighborhood.
	structures for growth		three acres. All cows shall be		YORK.		shall be maintained in an enclosure or fenced in	academies	design hours whichever is greater	2. A minimum buffer of 100 feet shall be
	and production of		kept in a secured fenced-in		4. Stables and riding academies	h	area not less than 75 feet from any lot line.		design nours whichever is greater	required for dormitories
	plants.		area. No cow shall be fitted		subject to Article XII, § 290-	0	Enclosures for dogs and cats shall not be closer	5 TT 1.1	1 bed plus 1 space per 250 square feet	required for doffintories
	(b) Open field agriculture,		with bells or other noise-		66 67.		to any lot line than the minimum required	5. Hospitals	of outpatient clinic floor area, plus 1	
	including orchards,		producing devices.				setback.		per 150 square feet of separate	
	truck gardening,				5. Volunteer ambulance service	d			physician office space	
	vineyards and other		4. Nursery schools	g	facilities		4. Accessory parking subject to Column F and			
	field crops.						Article VII.			
			5. Residences subject to Section	n/a	6. Keeping of not more than	n/a		6. Sanatoriums, nursing homes and convalescent facilities	2 beds	
	None of the foregoing		7-738 of the Village Law		2 nontransient roomers or	<u>11/ a</u>	5. Accessory loading subject to Article VII,	and convaiescent facilities		
	shall be construed to		pursuant to the Density		boarders.		§ 290- <mark>33<u>34</u>.</mark>	7. Golf courses or other	1/3 hole or 4 persons' capacity	
	permit the commercial raising of pigs or		Zoning Resolution adopted by the Village Board subject		7 Cabacia of canamal an	f	6. Accessory to agriculture operations, storage of	outdoor recreational	1/3 hole of 4 persons capacity	
	agricultural industries,		to Article IV, § 290-15.		7. Schools of general or religious instruction,	-	goods, equipment, raw materials or products,	facilities		
	such as cage-type		to Article 17, § 250-15.		provided that there shall be		screened from all property lines.			
	poultry operations or		6. Accessory home professional	h	no residential uses upon the		serectica from an property lines.	8. Public utilities	Employee in the maximum working	
1	processing of animal		offices]	lot other than a guard or		7. For any residence one sign as prescribed in		shift	
1	products nor raised on				caretaker's dwelling or a		Article VIII, § 290-40A41A.			
	premises.		7. Libraries, museums and art	d	dormitory subject to Article			9. Cemeteries	Minimum capacity for 40 vehicles	
			galleries		XII, § 290- 64<u>65</u>.		8. For any property for sale or for rent one sign as		clear of any public street	
	3. 1-family detached	h					prescribed in Article VIII, § 290-40A.	10. Home professional office	A maximum of 6 spaces, not more	
	residences, with not more		8. Family and group care facility	h	8. (Reserved)	<u>n/a</u>		10. Home professional office	than 3 of which shall be visible to the	
1	than 1 principal residential		(non-Padavan)				7. For any residence, home occupation or home		public way, plus 2 spaces for residents	
	building on a lot.		O. Paridantial authorium 1				professional office, if any on the premises, one		r ====aj, pras 2 spaces for residents	
	4. Community residence	h	Residential gathering place	h			announcement sign not over 4 square feet in an area and set back at least 10 feet from the	11. Nursery schools	1 per 100 square feet of floor area in	
	4. Community residence facilities, subject to	n	10. Neighborhood place of				designated street line. Where illuminated, such		such use or 1 per 4 seats capacity,	
	Village Board approval as		worship	h			signs shall be indirectly illuminated by a		whichever requirement is greater	
	to site selection, pursuant		worship				constant light integral to the sign.			
	to § 41.34 of the Mental						Constant fight integral to the sign.	12. Family and group care	1/3 dwelling but not more than	
1	Hygiene law.							facilities	5 spaces of which nor more than 2 are	
	76	İ							visible to the public way	

A	В	B-1	C	C-1	D	D-1	E		F	G
strict	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		Street Parking Spaces t to Article VII)	Additional Use Requirements
				С	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	<u>c</u>	 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 Accessory to any permitted non-residential establishment, identification signs subject to the site development plan rules and regulations Accessory home occupations 	 13. 1-family residences 14. Volunteer ambulance service facilities 15. Libraries, museums and art galleries 16. Dormitories 17. Residential gathering places 	1/2 dwelling In addition, 1 parking space for each roomeror boarder. For any home occupation at least 2 parking spaces. As determined in the special permit therefor, but not less than the highest design hour as determined by the Planning Board 150 square feet in such use plus 1 for each employee Not less than the actual resident capacity unless legal restrictions are imposed on occupancy of such facilities. 5 per occupants at maximum occupancy as determined by Article XII standards	

Table of General Use Requirements Part I: Residential Districts R-40 District

A	В	B-1	С	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	1. Same as RR-50, No. 1 (utilities) 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: (a) Nurseries, greenhouses and other enclosed structures for growth and production of plants. (b) Open field agriculture, including orchards, truck gardening vineyards and other field crops. 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. 3. Same as RR-50, No. 43 (residence) 4. Same as RR-50, No. 5-4 (community residence facilities)	a b	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.) 2. Residential gathering place 3. Neighborhood place of worship	m m q	 Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers) Same as RR-50, No. 3 (nursing homes) and 8 (churches) Same as RR-50 (public utility buildings and structures) 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, § 290-6465. (Reserved) Community place of worship 	b c d f	1. Same as RR-50, Nos. 1 through 10	For all uses: 1. —Same as RR-50. At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	

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

A	В	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	Use Group	Accessory Uses Permitted by Right		treet Parking Spaces o Article VII)	Additional Use Requirements
R-35	 Same as RR-50. No. 1 (utilities) Same as R-40, No. 2 (agriculture) Same as RR-50, No. 43 (residences) Same as RR-50, No. 54 (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	 Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps); and 6 (roomers). Same as RR-50, No. 3 (nursing homes) and 8 (churches). 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, § 290-6465. Same as RR-50 (public utility buildings and structures) Community place of worship 	c f	Same as RR-50. Nos. 1 through 10	For all uses: 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	 Same as RR-50, No. 1 (utilities) Same as R-40, No. 2 (agriculture) Same as RR-50, No. 4-3 (residences) Same as RR-50, No. 5-4 (communityresidence facilities) 	a b t	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.) Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line. Residential gathering place Neighborhood place of worship	t t	 Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers) Same as RR-50, No. 3 (nursing homes) and 8 (churches) 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, § 290-6465. (Reserved) Community place of worship 	d c f	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) 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. Accessory to 1-family residence, home occupations	For all uses: Same as RR-50.	At least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	Same as RR-50, No. 1 A minimum buffer of 50 feet shall be required for dormitories.

A	В	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
	, s	oroup	1. Same as RR-50, Nos. 1	h	1. Same as RR-50, No. 1 (cemeteries), 2	d		At least 1 Parking Space for Each	1. Same as RR-50, No. 1
<u>R-20</u>	 Same as RR-50, No. 1 (utilities) Same as R-40, No. 2 (agriculture) Same as RR-50, No. 3 (residences) Same as RR-50, No. 4 (community residence facilities) 	<u>b</u> <u>x.2</u> <u>x.2</u>	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.) Keeping, breeding and raising of horses on lots of 20 acres or more, but not within 100 feet of any lot line. Residential gathering place Neighborhood place of worship	<u>t</u> <u>x.2</u> <u>x.2</u>	Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 4 (stables), 5 (ambulance corps), and 6 (roomers) Same as RR-50, No. 3 (nursing homes) and 8 (churches) 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, § 290-65. Community place of worship	c f	 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) 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. Accessory to 1-family residence, home occupations 	For all uses: Same as RR-50. At least 1 Parking space for Each Unit of Measurement Listed or as Otherwise Noted Below Nos. 1 through 17	Same as RR-50, No. 1 A minimum buffer of 50 feet shall be required for dormitories.

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

A	В	B-1	С	C1	D	D1	E		F	G
District	Uses Permitted by Right	Use Grou	Conditional Uses by Planning Board (subject to Article XI and XIII)	Use Grou	Uses by Special Permit of the Village Board (subject to Article XVI and	Use Group	Accessory Uses Permitted by Right		ff-Street Parking Spaces	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. 43 (residences) 4. Same as RR-50, No. 54(community residencefacilities)	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	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, § 290-6465. 4. Community place of worship	b c f	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 all uses: 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	Same as RR-50, No. 1(utilities) Same as R-40, No. 2 (agriculture) Same as RR-50, No. 3 (residences) Same as RR-50, No.4 (community residence facilities)	<u>a</u> <u>b</u> <u>x.1</u> <u>x.1</u>	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.) Residential gathering place Neighborhood place of worship	x.1 x.1 x.1	Same as RR-50, No. 1 (cemeteries), 2 (hospitals), 3 (stables), 4 (ambulance corps), 5 (roomers) Same as RR-50, Nos. 3 (nursing homes) and 8 (churches) 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, § 290-65. Community place of worship	<u>b</u> <u>c</u> <u>f</u>	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) Same as R-25, No. 2 (domestic animals) Accessory to a 1- or 2-family residence, home occupations	For all uses: Same as RR-50, Nos. 1through 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

A	В	B-1	С	C1	D	D1	E		F	G
District	Uses Permitted by Right	Use Grou p	Conditional Uses by Planning Board (subject to Article XI and XIII)	Use Grou p	Uses by Special Permit of the Village Board (subject to Article XVI and Article XI, § 290-58)	Use Group	Accessory Uses Permitted by Right		f-Street Parking Spaces ct to Article VII)	Additional Use Requirements
<u>R-10</u>	1. Same as RR-50, No. 1	<u>a</u>	1. Same as RR-50, No. 1	<u>x.1</u>	1. Same as RR-50, No. 1 (cemeteries),	<u>b</u>	1. Same as RR-SU, Nos. 1 (private structures), 2		At least 1 Parking Space for Each Unit of	1. Same as RR-50, No. 1
	(utilities)		(reservoirs), 2 (accessory		2 (hospitals), 3 (stables), 4		(storage of boats), 4 (roomers), 5 (parking), 6	For all uses:	Measurement listed or as	2 G P 25 N 2
	2. Same as R-40, No. 2	<u>b</u>	sale sounds), 3 (farm animal), 4 (nursery schools):		(ambulance corps), 5 (roomers)		(loading), 7 (storage), 8 (announcement signs), and 9 ("for sale" signs)	Same as RR-50, Nos. 1through 17	Otherwise Noted Below	2. Same as R-25, No. 2
	(agriculture)	<u>U</u>	5 (density zoning), 6 (home		2. Same as RR-50, Nos. 3 (nursing	С	3 (TOT Safe Signs)	Same as fire 50, 110s. Tanoagn 17		
			professional office), and 7		homes) and 8 (churches)	<u>-</u>	2. Same as R-25, No. 2 (domestic animals)			
	3. Same as RR-50, No. 3	<u>x.3</u>	(libraries, etc.)							
	(residences)				3. Schools of general or religious	$\underline{\mathbf{f}}$	3. Accessory to a 1- or 2-family residence, home			
	4. Same as RR-50, No. 4	<u>x.3</u>	2. 2-family detached residences, with not more	<u>x.2</u>	instruction provided that there shall be no residential uses upon the lot		<u>occupations</u>			
	(community residence	<u>X.3</u>	than 1 principal residential		other than a guard or caretaker's					
	facilities)		building on a lot with at least		dwelling or a dormitory subject to					
			1 of the residences owner-		Article XII, § 290-65.					
			occupied.							
			3. 1-family semi-attached	<u>x.3</u>	4. Community place of worship	<u>c</u>				
			residences, with not more	<u>X.3</u>						
			than 1 principal residential							
			building on a lot with at least							
			one of the residences owner-							
			occupied.							
			4. Residential gathering place	<u>x.3</u>						
			4. Residential gathering place	<u> </u>						
			5. Neighborhood place of	<u>x.3</u>						
			worship							
RSH	None		None		Senior citizen housing development	aa	1. As approved by the Village Board subject to Article	Senior Citizen Housing	2 dwelling units	1. Same as RR-50, No. 1
					subject to Article XII, § 290-6970.		XII, §§ 290- 69- 70 and 290- 71 72.			
								2. Housing for the physically	3/4 dwelling unit	
					2. Housing development for the physically handicapped subject to	bb		handicapped		
					Article XII, § 290-7172.			3. Places of worship	200 square feet of floor area or per 5	
					, , , , , , , , , , , , , , , , , , , ,				worshippers at maximum seating capacity,	
					3. Community place of worship	с			whichever is greater	

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	В	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 Par	king Spaces (subject to Article VII)	Additional Use Requirements
NS 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, § 290-6768. 2. Temporary structures, including trailers for permitted uses on a	D 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 N Gc	1. 2. 3.	Accessory parking subject to Article VII. Accessory loading berths subject to Article VII, § 290-3334.		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	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
			nonrenewable permit not to exceed 2 years from the date of issue of the permit. 3. Food Sales and Service Establishments	В				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.	 Gasonne service station Neighborhood restaurants Food Sales and Service Establishments Assisted Living Residence (ALR) Places of worship 	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	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.

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

A	В	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 Park	sing Spaces (subject to Article VII)	Additional Use Requirements
PO	 Same as RR-50, No. 1 (utilities) Same as NS, No. 5 (libraries, museums and art galleries) Offices, professional and business 	B B	 Funeral chapels Banks 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	<u>B</u> A A ← <u>c</u>	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	 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 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 Same as NS, No. 4

Village of Chestnut Ridge

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

A	В	B-1	С	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 Park	king Spaces (subject to Article VII)	Additional Use Requirements
PO-R	Same as RR-50, No. 1 (utilities) Same as NS, No. 5 (libraries, museums and art galleries) Offices, professional and business	a k <u>kK</u>	Funeral chapels Banks 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	Same as PO No. 2 (public utilities and structures) Volunteer ambulance service facilities Community place of worship	A A Gg	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	 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 All uses shall be conducted within entirely enclosed buildings. Outdoor servicing is prohibited. Same as NS, No. 4 Buildings shall be designed to be visually consistent with residences with respect to bulk, massing, roof treatment, materials and colors.

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

A	l B	B-1	C	C1	D	D1	I E		F	G
		Use	Conditional Uses by Planning Board	Use	Uses by Special Permit of the Village Board (subject to Article XVI and Article	Use	2		-	· ·
District	Uses Permitted by Right	Group	(subject to Article XI and XIII)	Group	XI, Section 2)	Group	Accessory Uses Permitted by Right	Minimum Off-Street Pa	rking Spaces (subject to Article VII)	Additional Use Requirements
LO	1. Same as NS, No. 1	<u>A</u>	1. Same as RR-50, No. 2	b	Surface and overhead public utilities	J	1. Same as NS, Nos. 1 (parking), 2 (loading), 3	For	At least 1 Parking Space for Each Unit of	1. Buffer areas equal to the respective
	utilities 2. Office buildings for	J	(reservoirs) 2. Outdoor recreation facilities,	ı	such as gas, electric, water and telephone transmission systems, including buildings, structures,		(temporary structures) and 6 and 7 (signs) 2. Maintenance and utility shops for the upkeep	1. Same as NS. Nos. 2 and 8	Measurement Listed or as Otherwise Noted Below	required setback shall be provided between the proposed use and any residential district boundary, except
	business and professional use, including	,	including golf courses, tennis courts, ice skating rinks,	J	towers, antennae and Personal Wireless Service facilities necessary		and repair of buildings and structures on the site, central-heating and air-conditioning	Medical/dental offices and	250 square feet of floor area, plus 3 per	that the Planning Board may reduce the buffer at the time of site
	administrative, scientific, research and development, training,		swimming pools, parks, playfields and ski areas, accessory to outdoor recreation		for the furnishing of adequate service by public utilities.		plants, power substations, water supply and sewage disposal facilities, training schools for employees, communication facilities,	clinics 3. Laboratories/research	suite 2 employees, but not less than 10	development plan review to not less than 50 feet where owing to topographic or other conditions, or
	statistical, financial and similar purposes in		facilities, uses such as restrooms, locker rooms,		Dog and Cat Boarding Facilities, subject to the provisions of Article	I	company clinics, employee dining and recreation facilities, all of which are for the	facilities		characteristics of proposed use, there will be no foreseeable interference
	connection with such use. 3. Laboratories, research	J	shelters and clubhouses for membership clubs, subject to Article XII, § 290-6869, but excluding miniature golf		XII, § 290-7576, provided that any building in connection with said use shall not be located within 150 feet of a residence district and no such		exclusive use of employees and visitors to the buildings, but not for the general public.	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	with the use and enjoyment of residentially zoned properties. 2. The minimum distance between
	facilities and corporate parks flex space, <u>business parks</u>		courses, batting ranges, and tennis batting ranges.		use shall be located within 2,000 feet of another similar use within the Village.			5. Office buildings	200 square feet	detached buildings shall be the height of the highest wall, plus 15 feet. Fire access shall be provided to any
	Medical and dental clinics, health service	J	3. Same as NS, No. 2 (temporary structures)	J	Volunteer ambulance service facilities.	A		6. Commercial recreation	Not less than the highest design hour as determined by the Planning Board	proposed structure as required by the Building Inspector.
	completes <u>complexes</u>		4. Hotels and motels subject to Article XII, § 290-6566, provided that such uses shall not be located within 1,200 feet of a residence district or	I				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.	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.
			within 2,000 feet of another hotel or motel.					8. Landscape Contractors	1 for each 2 employees plus 2 space per 200 square feet of office area	There shall be no parking or storage in any space between buildings
			5. Commercial recreation facilities	J						except as specifically approved and shown on the site development plan as safe and clear of fire apparatus
			6. Manufacturing of prototype products as an adjacent to an office or laboratory use may be	J						travel lanes. 5. No entrances or exits for any parking
			permitted, provided that all activities are within fully enclosed structures.							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
			7. Landscape Contractors	L						Official Map, other than an industrial service street approved by the Planning Board in a planned building development.
										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.

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

A	В	B-1	С	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 S	paces (subject to Article VII)	Additional Use Requirements
PI	1. Same as LO, Nos. I 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	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,	p T	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)	J.	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	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. 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.
	3.1. Wholesaling orwarehousing business.	î Î	\$ 290-70 6. Laundry and dry cleaning-plants, but excluding self-service or pickup and delivery at retail 7. Landscape Contractors	F 1	3.1. Volunteer ambulance servicefacilities.	A		5. Warehousing6. Showroom and retail	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	
			8-1. Emergency medical service offices and facility with accessory servicing and repairof emergency vehicles with a fully enclosed building	1				7. Landscape Contractors 8.1. Emergency Medical Facility	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)	

A	В	B-1	С	C1	D	D1	E	F		G
A	В	D-1	C	CI	Uses by Special Permit of the	Di	E	r ·		G
			Conditional Uses by		Village Board					
District	Uses Permitted by Right	Use	Planning Board (subject to Article XI and XIII)	Use Group	(subject to Article XVI and Article	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Sp	pages (subject to Article VII)	Additional Use Requirements
PILO	1. Same as LO, Nos. I	Group	1. Same as RR-50, No. 2	b	XI, Section 2) 1. As an accessory use to any use	Group	1. Same as NS, Nos. 1 (parking), 2 (loading),	Minimum On-Street Farking Sp	At least 1 Parking Space for Each	1. Same as LO. Nos. 1 through 6
THO.	through 4	<u>-</u>	(reservoirs)	<u>u</u>	permitted in this District, a	<u>-</u>	3 (temporary structures), and 6 and 7 (signs)	<u>For</u>	Unit of Measurement Listed or as	1. Same as 20. 110s. 1 anough o
					showroom and/or retail sales,				Otherwise Noted Below	
	2. Industrial uses subject to the provisions of Article	Ī	2. Same as LO. No. 2 (outdoor recreation facilities and	<u>J</u>	provided that the showroom and retail sales combined do not exceed		2. Same as LO, No. 2 (maintenance and ancillary facilities)	1. Same as NS, No. 2		
	III, § 290-11, which may		accessory recreation structures)		15% of the total square footage of all		unemary memores,	2. Automotive sales	1/2 salesman position	
	include the		2.0		buildings on the lot and that in no			2 5 10 1 2 2 4 5 6 1		
	manufacturing, fabrication, processing,		3. Commercial recreation facilities	<u>J</u>	event shall the total square footage of the showroom and retail sales			3. Same as LO, Nos. 2, 3, 4, 5, 6, and		
	converting, altering,		4. Same as NS, No. 2 (temporary	<u>J</u>	combined exceed 8,000 square feet.			_		
	assembling, testing or		structures)		2. Same as LO. No. 1 (public utility	т		4. Industrial uses	2 employees in the maximum	
	other handling of products.		5. Automobile sales and service	J	buildings and structures)	<u>J</u>			working shift, plus 1 space per 1,000 square feet of office area	
			agencies subject to Article XII,	-					_	
	3. Wholesaling or warehousing	<u>J</u>	<u>§ 290-70</u>		3. Volunteer ambulance service facilities.	<u>A</u>		5. Warehousing, Flex Space Business Parks	150 square feet of office area, plus 1 for each 2 employees	
	business, including		6. Laundry and dry cleaning	J	<u>lacinues.</u>			Faiks	1 for each 2 employees	
	mini-storage.		plants, but excluding self-	_	4. Surface and overhead public utilities	<u>J</u>				
	4. Same as NS, No. 1		service or pickup and delivery at retail.		such as gas, electric, water and telephone transmission systems,			6. Showroom and retail	250 square feet of floor area in addition to requirement for	
	utilities		at Ictair.		including buildings, structures,				principal use	
	- 00m + 1111 0		7. Landscape Contractors	<u>L</u>	towers, antennae and Personal					
	5. Office buildings for business and	Ī	8. Emergency medical	Ť	Wireless Service facilities necessary for the furnishing of adequate			7. Landscape Contractors	1 for each 2 employees plus 1 space per 200 square feet of office	
	professionaluse,		service offices and	<u> </u>	service by public utilities.				area	
	including administrative,		facility with		5 D 10 D 1 D 10			0 5 7 15 7	150	
	scientific, research and development, training,		accessory servicing and repairof		5. Dog and Cat Boarding Facilities, subject to the provisions of Article	<u>J</u>		8. Emergency Medical Facility	150 square feet of building area used for the medical service	
	statistical, financial and		emergency vehicles		XII, § 290-76, provided that any				facility (not including vehicle	
	similar purposes in		with a fully enclosed		building in connection with said use				service or repair area)	
	connection with such use.		<u>building.</u>		shall not be located within 150 feet of a residence district and no such					
			9. Outdoor recreation facilities,	<u>J</u>	use shall be located within 2,000			9. Assisted Living Residences	1/2 per unit	
	<u>6. Laboratories, research</u> facilities, flex space,	<u>J</u>	<u>including golf courses, tennis</u> courts, ice skating rinks,		feet of another similar use within the Village.			10. Supermarkets, food sales and service	1 par 175 squara faat	
	business parks		swimming pools, parks,		<u>vinage.</u>			establishments	1 per 173 square reet	
	•		playfields and ski areas,		6. Assisted Living Residences (ALR)	<u>J</u>				
	7. Medical and dental clinics, health	<u>J</u>	accessory to outdoor recreation facilities, uses such as							
	service complexes		restrooms, locker rooms,							
			shelters and clubhouses for							
	8. Supermarkets, food sales and service	<u>aa</u>	membership clubs, subject to Article XII, § 290-69, but							
	establishments, only		excluding miniature golf							
	when located in that portion of the PILO		courses, batting ranges, and tennis batting ranges.							
	District north of I-287		tennis batting ranges.							
	and on the west side of		10. Hotels and motels subject to	<u>J</u>						
	Chestnut Ridge Road.		Article XII, § 290-66, 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.							
			11. Manufacturing of prototype	<u>J</u>						
			products as an adjacent to an office or laboratory use may be							
			permitted, provided that all							
			activities are within fully							
			enclosed structures.							

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

A	В	B-1	C	C1	D	D1	E	E F		G
					Uses by Special Permit of the					
			Conditional Uses by		Village Board					
		Use	Planning Board	Use	(subject to Article XVI and Article	Use			Minimum Off-Street Parking Spaces (subject to Article VII)	
District	Uses Permitted by Right	Group	(subject to Article XI and XIII)	Group	XI, Section 2)	Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking S	. , ,	Additional Use Requirements
RS	 Offices for professional, 	M	1. Same as RR-50, No. 2	<u>b</u>	1. Movie theater, provided that the	M	1. Same as NS #3 (temporary structures) ⁴	P	At least 1 parking space for each	Drive-through and walk-in
	governmental and		(reservoirs)		same is located within the main			For:	unit of floor area listed	permitted.
	business use		2. Same as LO. No. 2 (outdoor	т	building		2. Dumpsters, compactors, grease containers	Supermarkets	1 per 175 square feet	2. Alterations and pressing allowed.
	2. Supermarkets, food sales	M	recreation facilities and	<u>3</u>	2. Community place of worship	€c	3. Bus stops, including passenger shelters	1. Supermarkets	1 per 173 square reet	No chemicals or dry cleaning on
	and service	141	accessory recreation structures)		2. Community place of worship	<u> </u>	3. Bus stops, including passenger shelters	2. All other uses	1 per 250 square feet	premises.
	establishments				3. As an accessory use to any use	<u>J</u>	4. Loading: up to 4 berths for supermarket.		r	
			3. Commercial recreation facilities	<u>J</u>	permitted in this District, a	_	Grade-level loading for all other uses except	3. Places of worship	1 space per 200 square feet of floor	3. May include small building supplies
	Retail pharmacies and	M			showroom and/or retail sales,		as otherwise allowed by the Planning Board		area or 1 space per 5 worshippers	but no loose soil or mulch. There
	banks, apparel stores,		4. Same as NS, No. 2 (temporary	<u>J</u>	provided that the showroom and				at maximum seating capacity,	shall be no exterior displays of
	variety and stationery		structures)		retail sales combined do not exceed		5. Outdoor café/outdoor seating ⁵		whichever is greater	products or equipment blocking
	stores, office supply and card stores, newspaper		Automobile sales and service	T	15% of the total square footage of all buildings on the lot and that in no		6. Signs: temporary signs and business			sidewalk.
	and bookstores and pick-		agencies subject to Article XII,	<u>J</u>	event shall the total square footage		identification signs, subject to Article VIII,	3.4. Same as PILO Nos. 1 though 9		4. Subject to a permit for specified
	up and delivery stores for		\$ 290-70		of the showroom and retail sales		\$ 290-40C(2)(a) 41B(1).	5.4. Same as I IEO 110s. 1 though 5		period of time. Must be on sidewalk
	dry cleaning ²		<u>, 270 70</u>		combined exceed 8,000 square feet.		3 23 0 10 C(2)(a) 112(1).			and not extend more than 10 feet
	,		6. Laundry and dry cleaning plants,	<u>J</u>			7. Landscaping and lighting in compliance with			from the building line.
	4. Other retail stores and	M	but excluding self- service or		4. Same as LO. No. 1 (public utility	<u>J</u>	site plan regulations and Planning Board			
	service establishments,		pickup and deliveryat retail.		buildings and structures)		requirements; exterior light poles shall not			5. Must be on the sidewalk and shall
	including package liquor						exceed 20 feet in height.			not extend more than 10 feet from
	stores, hardware stores, ³		7. Landscape Contractors	<u>L</u>	5. Volunteer ambulance service	<u>A</u>	0 C PH ON 1 10			the building line.
	party supply, toy and hobby stores, personal		8. Emergency medical service	Ť	facilities.		8. Same as PILO Nos. 1 and 2.			6. Same as LO #2 (distance between
	service shops dealing		offices and facility with	<u>3</u>	6. Surface and overhead public utilities	Ţ				buildings).
	directly with consumers		accessory servicing and repairof		such as gas, electric, water and	<u> </u>				buildings).
	(such as barber shops and		emergency vehicles with a fully		telephone transmission systems,					7. Outlying pad must be single use
	beauty parlors, tailor		enclosed building.		including buildings, structures,					occupancy. Restaurants at pads may
	shops), pet shops,				towers, antennae and Personal					provide outdoor dining within 30
	photographic studios,		9. Outdoor recreation facilities,	<u>J</u>	Wireless Service facilities necessary					feet of the pad building, provided
	medical diagnostic		including golf courses, tennis		for the furnishing of adequate					the outdoor dining area is at least 20
	facilities, restaurants (not including fast-food		courts, ice skating rinks, swimming pools, parks,		service by public utilities.					feet from the nearest parking area and is not situated within any
	restaurants), coffee shops,		playfields and ski areas,		7. Dog and Cat Boarding Facilities,	Ţ				required yard.
	taverns, bakeries,		accessory to outdoor recreation		subject to the provisions of Article	<u> </u>				required yard.
	delicatessens, pizzerias,		facilities, uses such as restrooms,		XII, § 290-76, provided that any					8. Supermarkets shall be not less than
	ice cream shops, copy		locker rooms, shelters and		building in connection with said use					25,000 square feet nor more than
	and print shops, retail		clubhouses for membership		shall not be located within 150 feet					45,000 square feet of gross floor
	electronic stores,		clubs, subject to Article XII, §		of a residence district and no such					area.
	wireless, cable, media		290-69, but excluding miniature		use shall be located within 2,000 feet of another similar use within the					0 0-4414
	equipment and service stores.		golf courses, batting ranges, and tennis batting ranges.		Village.					9. Outdoor loud speakers and outdoor electrical signs with moving letters
	stoles.		terms batting ranges.		village.					are prohibited.
	5. Shopping centers	M	10. Hotels and motels subject to	J	8. Assisted Living Residences (ALR)	J				are promoted.
			Article XII, § 290-66, provided	_		_				10. The RS District shall only be
	6. Community centers,	M	that such uses shall not be							permitted on a state or county road.
1	libraries, museums, art		located within 1,200 feet of a							A zone change to RS shall not be
	galleries and similar		residence district or within 2,000							permitted for any property situated
	facilities		feet of another hotel or motel.							in a residential zoning district.
1	7. Other retail stores and	M	11. Manufacturing of prototype	J						11. In addition to all other required
	7. Other retail stores and	IVI	products as an adjacent to an	7						11. In addition to an other required
			office or laboratory use may be							
			permitted, provided that all							
			activities are within fully							
			enclosed structures.							

A	В	B-1	С	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								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.
	8. Health clubs and spas	M							
	9. Same as PILO, Nos. 1 through 7	Ī							

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
		Lot	Front	Front	Side	Total Side	Side	Rear	Rear	Street	Maximum	Development	Floor Area
Use	Minimum	Width	Setback	Yard	Setback	Setback	Yard	Setback	Yard	Frontage	Height	Coverage	Ratio
Group	Lot Area	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(percent)	(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 <u>55</u>	0.25
x.2	20,000 sf	125 100	35	35	20 15	50 40	10 5	35	10 5	125 <u>90</u>	35	55	0.25
x.3	10,000 sf	62.5	35	35	20 15	20 40	10 5	35	10 5	62.5	35	55	0.25

NOTE:

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

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
В	20,000 sf	100	30	20	0/101	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
Е	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 ²	40	30	500	35	70	0.30
N^4	60,000 sf	250	30	15	30	60	10	25 ^{4<u>5</u>}	15	150	25	20	0.40

NOTES:

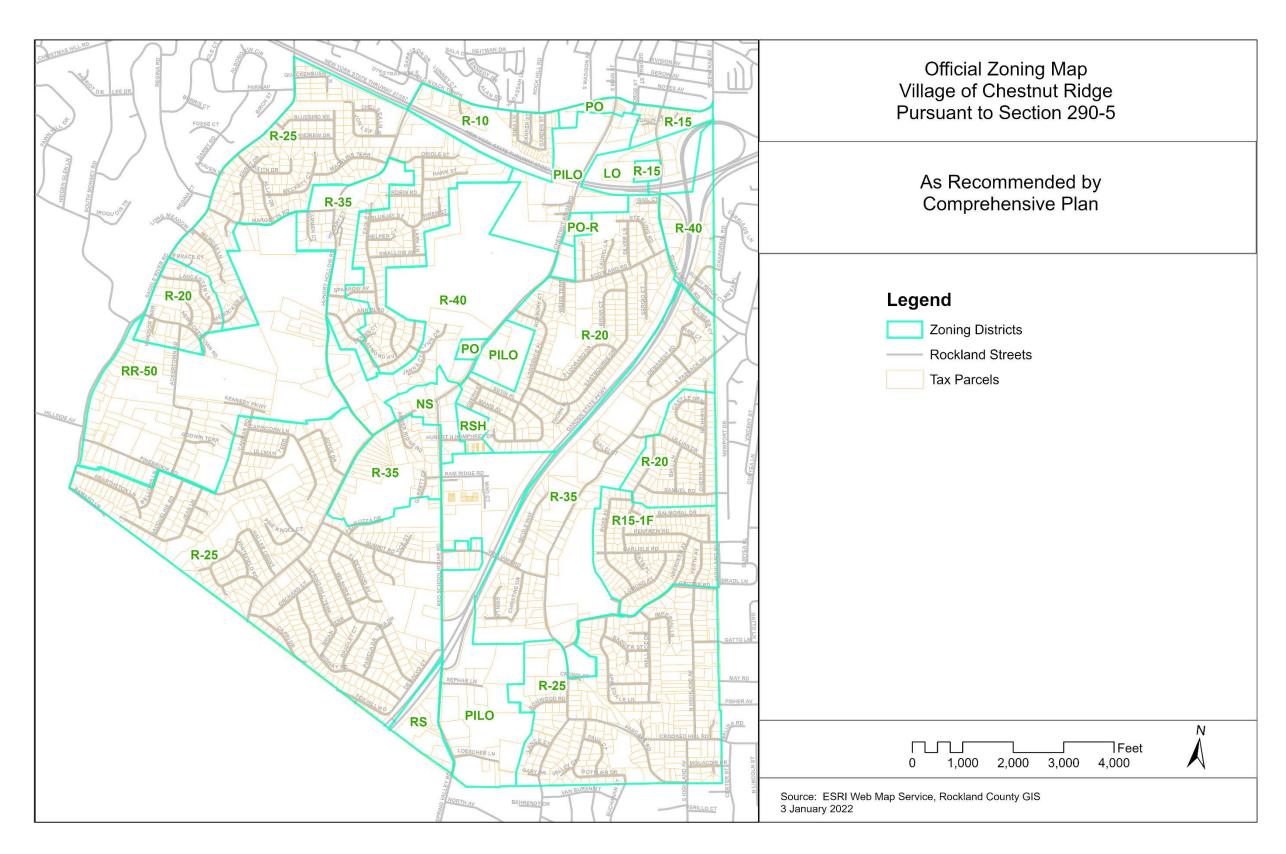
See Article IV, § 290-14 for Special Bulk Requirements, which may also apply.

- 1. No side setback is required, but if provided must be at least 10 feet.
- 2. 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.
- 3. 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.

Maximum Store size: 45,000 square feet.

- 4. Dimensional requirements apply to NS portion of properties in more than one zoning district.
- 5. May be reduced to 15 feet where restrictive covenant provided.

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<u>A</u> lot located in the RR-50 or any R (Residential) District, 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 100-85 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 100-85 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 and R-20 Districts; and 10 feet for lots in the 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 <u>lot-street</u> frontage shall be <u>62.5 feet in R-10 and 75 feet in all other</u> <u>districts</u>.
 - (e) The maximum building height shall be 25-35 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 PI<u>LO</u> Districts.
 - (d) The minimum lot width and lot frontage shall be 75 feet.

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

* * * * * *

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:

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$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")
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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.