

TOWN OF STONY POINT

LOCAL LAW NO. ___ OF 2020

A LOCAL LAW AMENDING CHAPTER 215, ZONING, TO ESTABLISH
COMPREHENSIVE REGULATIONS GOVERNING PUBLIC ASSEMBLY IN HOMES,
PLACES OF WORSHIP, SCHOOLS AND DORMITORIES.

*Be it enacted by the Town Board of the Town of Stony Point by authority of Article 16 of
Town Law of the State of New York and Article 10 of the Municipal Home Rule Law of the
State of New York as follows:*

*(Language to be inserted is symbolized by an underline. Language to be removed is
symbolized by a ~~strike through~~. The symbol “* * * * *” indicates portions of the Code to
remain unchanged, which are not shown here for brevity.)*

Section 1: Purpose and intent.

*It is the purpose and intent of the Stony Point Town Board in adopting this legislation to
establish conditional use (special permit) criteria, which are the most appropriate means for
processing applications for proposed Schools of General Instruction, Schools of Special
instruction, Dormitories, Places of Worship, Public Assembly in Residences (Residential
Gathering Places) and to add specific definitions to the Town of Stony Point Zoning Code.
The conditional use process, which entails review and approval of site plans, parking
facilities, and other features of each of the proposed uses, is beneficial in that it will afford
the Planning Board the opportunity to consider the proposed uses in relation to neighboring
land uses and to mitigate any adverse effects by the imposition of reasonable conditions. The
conditional uses being adopted are designed to require criteria necessary for the grant of a
permit that would lessen or mitigate impacts to relevant areas of environmental, social and
economic concern, including sewer and water capacity, public safety, traffic and pedestrian
safety, community character, historic preservation, municipal services and conformance with
the Town of Stony Point Code, as may be amended from time to time.*

*Section 2. Chapter 215 (Zoning) of the Code of the Town of Stony Point shall be amended
as follows:*

§ 215-5 Definitions.

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

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CAMP

Any plot, including its area of land or water, or land and water, on which are located
two or more cabins, tents, shelters, houseboats or other accommodations of the design
or character suitable for seasonal or other more or less temporary living purposes,
primarily for children, but not including a day camp, trailer camp, rooming house,
tourist home, hotel, motel, summer colony, hospital, place of detention, school of
general instruction, dormitory or nursery school.

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DORMITORY

A building or part of a building containing private or semiprivate rooms which open to a common hallway, which rooms are sleeping quarters for administrative staff, faculty or students, along with the following communal facilities: dining hall, kitchen, laundry, lounge and recreation facilities, as required. Dormitory rooms shall not contain separate cooking, dining or housekeeping facilities, except that one dwelling unit with complete housekeeping facilities may be provided for use of a superintendent or supervising staff for every 50 dormitory rooms or major part thereof. No more than one communal dining room shall be provided in any building or structure used for dormitory purposes. Single-family, two-family and/or other multiple residential facilities other than that described above are not to be considered as "dormitories." Private rooms may be occupied by no more than one person, and semiprivate rooms may be occupied by no more than two persons.

DUMP

See "junkyard."

DUSTLESS SURFACE

A surface which is adequately covered with screenings, stone, gravel, concrete or bituminous products, or adequately treated with oil, calcium chloride or similar dust-inhibiting substances, and maintained in good condition at all times.

DWELLING UNIT

A building or entirely self-contained portion thereof containing complete housekeeping facilities for only one family, including any domestic servants employed on the premises, having no enclosed space (other than vestibules, entrances or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A house trailer, boarding or rooming house, convalescent home, dormitory, fraternity house, hotel, inn, lodging, nursing or other similar home or other similar structure shall not be deemed to constitute a "dwelling unit."

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GATHERING PLACE, RESIDENTIAL

The accessory use of a residence, or any portion thereof, occurring more than 10 times per year for gatherings of 30 or more resident and non-resident persons or occurring more than 12 times in any 90-day period for gatherings of more than 20 resident and non-resident persons.

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PLACE OF WORSHIP

See the following definitions: COMMUNITY PLACE OF WORSHIP; and NEIGHBORHOOD PLACE OF WORSHIP.

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PLACE OF WORSHIP, COMMUNITY

The principal use of a building or structure, for regular organized religious assembly other than a Neighborhood Place of Worship.

PLACE OF WORSHIP, NEIGHBORHOOD

The principal use of a building or structure for regular organized religious assembly with a maximum capacity of 200 seats.

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RESIDENCE

A building or part thereof designated, principally used or occupied for one or more dwelling units but not including a tourist home, hotel, motel, tourist cabin, summer colony or trailer. No structure accommodating the assembly of more than 49 persons more than three times per year shall be deemed a residence or part thereof, with the exception of recreation facilities such as clubhouses designed to serve several multifamily or one-family attached residential dwellings. The assembly of more than 49 persons more than three times per year in a structure otherwise considered a residence shall constitute a nonresidential use, the appropriate specific category of which shall be determined by the Building Inspector based upon the definitions and requirements of this Chapter.

RESIDENCE, MULTIFAMILY

A residence containing three or more dwelling units.

RESIDENCE, ONE-FAMILY

A residence containing one dwelling unit only.

RESIDENCE, ONE-FAMILY ATTACHED

A one-family residence which is attached to one or more one-family residences by party walls or walls, but which occupies all space between foundation and roof.

RESIDENCE, ONE-FAMILY DETACHED

A one-family residence which is separated from any other dwelling units by open space.

RESIDENCE, TWO-FAMILY DETACHED

A residence containing two dwelling units in common ownership. A residence containing two dwelling units in separate ownership shall be considered two one-family attached residences.

RESIDENTIAL GATHERING PLACE

See: "Gathering Place, Residential"

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SCHOOL OF GENERAL INSTRUCTION

Any public or nonpublic pre-K, kindergarten, elementary, junior high, or high school subject to 8 NYCRR part 100 regulations; or any college, university or postgraduate school that offer instruction at least five days per week and seven months per year.

SCHOOL OF SPECIAL INSTRUCTION

Any nonpublic school conducting a regularly scheduled curriculum of specialized or vocational study, such as trade or technical programs, except that a school offering

religious vocational training at least five days per week and seven months per year shall be deemed a School of General Instruction.

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STUDENT, FULL-TIME

A student who is enrolled for no less than six weeks and no less than thirty (30) hours of instruction per week for elementary and secondary schools, or fifteen (15) hours of instruction per week for post-secondary schools.

STUDENT SUPERVISOR, FULL-TIME

Supervisory Staff including:

1. Teachers or professors of the School of General or Special Instruction who perform no less than fifteen (15) hours per week of classroom instruction for said School of General or Special Instruction, or
2. Any other employee of the School of General or Special Instruction who performs no less than (30) hours per week of work for said School of General or Special Instruction.

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§ 215-47 Definitions.

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

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SIGN, ANNOUNCEMENT

Any sign used to announce the use of the lot or direction or location of buildings and structures on the lot for an office, home occupation place of worship, charitable or other institutional use.

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§ 215-48 Exempt signs.

The following types of signs may be erected and maintained without permits or fees, provided that such signs comply with the general requirements of this article and other conditions specifically imposed by the regulations:

- A. Historical markers, tablets and statues, memorial signs and plaques; names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze, stainless steel or similar material; and emblems installed by government agencies, places of worship or nonprofit organizations, not exceeding four square feet.
- B. Flags and insignia of any government, except when displayed in connection with commercial promotion.
- C. On-premises directional signs for the convenience of the general public, identifying public parking areas, fire zones, entrances and exits, and similar signs, as shown on an approved site development plan or installed pursuant to order of traffic control agencies and conforming to the Manual of Uniform Traffic Control Devices, New York State Department of Transportation.
- D. Nonilluminated warning, "private drive," "posted" or "no trespassing" signs, not exceeding two square feet per face and not more than one sign per 100 feet of street frontage.
- E. One on-premises sign, either freestanding or attached, in connection with any residential

building in any zoning district, for an approved home professional office or home occupation or residential gathering place, not exceeding four square feet and set back at least 10 feet from the designated street line. Such sign may state name and vocation only.

- F. Numbers and nameplates identifying residents, mounted on house or mailbox, not exceeding one square foot in area.
- G. Private-owner merchandise sale sign for garage sale or auction, not exceeding four square feet on the owner's property only for a period not exceeding seven days.
- H. Not more than one temporary nonilluminated "for sale" or "for rent" real estate sign concerning the premises upon which the sign is located; in a residential zone, one sign not exceeding 15 feet and, in a nonresidential zone, one sign not exceeding 30 square feet in area total of all sides; and set back at least 10 feet from designated street lines. All such signs shall be removed within three days after the sale, lease or rental of the premises.
- I. Real estate signs advertising an open house for the resale of residential property upon the condition that the signs are not put up until the morning of the open house and are removed within two hours after the open house ends. A temporary permit is necessary to display an "open house" sign for new homes in a subdivision when the "open house" sign will remain for more than one day, and the sections of this article relating to temporary signs will apply.
- J. Temporary window signs and posters not exceeding 50% of the total area of glass fronting a street.
- K. At gasoline service stations:
 - (1) Integral graphics or attached price signs on gasoline pumps.
 - (2) Two auxiliary per station, each not exceeding two square feet.
- L. Directional signs for meetings, conventions and other assemblies.
- M. One sign, not exceeding six square feet in residential districts nor 16 square feet in the commercial districts, listing the architect, engineer, contractor and/or owner, on premises where construction, renovation or repair is in progress.
- N. Painting, cleaning, change of lettering and other normal maintenance and repair of a sign or sign structure unless a structural change is made.
- O. One indirectly illuminated bulletin board or other announcement or identification sign for schools of general or special instruction or places of worship, with an area of not over 12 square feet, provided that such sign is located on the institution's property and not nearer than 20 feet to any street or property line or is attached to the building if closer.
- P. Not more than one identification sign for each tenant on the premises on each wall fronting on a street, provided that:

- (1) The area, in square feet, of any signs on any wall shall not be greater than two times the width, in feet, of the storefront or commercial establishment to which the sign refers.
- (2) Such sign or signs shall be parallel to the face of the building, and no part thereof, including any illuminating devices, shall project more than 12 inches beyond the face of the wall to which applied nor any distance beyond or above the building in any other direction.
- (3) Such sign or signs shall be placed so as not to obliterate, conceal or destroy architectural and decorative trim and cornices immediately above first-floor storefronts or on above stories, including at parapets and rooflines.

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§ 215-77 **Decisions.**

A. The Planning Board shall cause to be filed with the Town Clerk and Building Inspector the decision of the Planning Board and a copy thereof to be mailed to the applicant. Conditional use approval shall be deemed to be indefinite authorization in the following districts: BU, O, LI, LI-2, and PW, unless otherwise specified in the approval thereof, but in any other case with the exception of two-family residences shall expire within 18 months of the date of approval unless a building permit has been issued for the conditional use. Such period may be extended on separate application to the Planning Board.[]

B. Approval of a conditional use located in the following districts: APRP, SR-R, RR, R-1, SRC, MHC, RW and SR, shall remain in effect for two years from the issuance of a certificate of occupancy or certificate of compliance and shall thereafter expire unless the following renewal procedure is followed:

- (1) No more than 30 days prior to the expiration of the conditional use approval, the holder shall submit an application for a certificate of compliance from the Building Inspector, who shall inspect the conditional use within 14 days to ensure compliance with the conditions of the approval. If all of the conditions of the approval have been met, the certificate of compliance shall be issued by the Building Inspector and the Building Inspector shall then extend the term of the conditional use approval for five years. After the first renewal, subsequent renewals shall be required every five years under the same procedure as the initial renewal. Applications for renewal shall be made prior to expiration and no renewal shall be made after the time of expiration has passed.
- (2) In the event the Building Inspector denies the certificate of compliance, the applicant may submit an application for renewal of the Conditional Use to the Planning Board pursuant to the procedures and standards of this Article governing a new conditional use approval within 60 days of the notice of denial. The original conditional use approval shall expire at the time that the Planning Board renders its decision on the application for conditional use renewal. In the event the Planning Board approves the application for conditional use renewal, the renewed conditional use approval will be considered as a new conditional use and will be subject to an initial two-year term as required by §195-69.B.(1). In the event the application for conditional use renewal is denied, the original conditional use approval shall expire.

- (3) If any Conditional Use approval expires, the holder may reapply for a new Conditional Use approval to the Planning Board, pursuant to the procedures and standards of this Article.

§ 215-78 Appeal.

Any person aggrieved by any decision of the Planning Board may apply to the Supreme Court of the State of New York for review by a proceeding under Article 78 of the Civil Practice Law and Rules within 30 days after the filing of a decision in the office of the Town Clerk.

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§ 215-80 Schools of General Instruction, Schools of Special Instruction, Dormitories.

- A. Schools of General or Special Instruction. The bulk standards use group for schools of general or special instruction as indicated in Column C-1 of the Table of General Use Requirements, shall apply, except for minimum lot area, which shall be calculated as in §215-80.A.(1) below.

(1) Minimum Lot Area for Schools of General or Special Instruction.

- a. Minimum Lot Area Based on Maximum Enrollment. Based upon maximum enrollment capacity, the required minimum lot area shall be 120,000 square feet for schools with 100 students or less, with an additional required minimum lot area of 50,000 square feet added for each additional increment of 50 students, or part thereof. For this purpose, the term “maximum enrollment capacity” shall be defined as the number of students that a Conditional Use applicant discloses as the maximum that can be accommodated within all proposed school structures, and that will serve as the maximum number that may be enrolled at any time for the term of that special permit including any renewals thereof.”

For example, under this code, a school with a maximum enrollment capacity of 656 students would be rounded up to 700 students, and require 120,000 sf for the first hundred students and 600,000 sf ($600/50 \times 50,000$ sf) for the next 600 students for a total minimum lot area of 720,000 square feet or 16.5 acres. (This is similar to Stony Point Elementary School which has 656 students on 13.9 acres, while Farley Elementary School has 556 on 31.2 acres.)

Under this code, a school with a maximum enrollment capacity of 2,552 students would be rounded up to 2,600 students and require 120,000 sf for the first hundred students and 2,500,000 sf ($2,500/50 \times 50,000$ sf) for the next 2,500 students for a total minimum lot area of 2,620,000 sf or 60.1 acres. (This is similar to North Rockland High School which has 2,552 students on 63.5 acres.)

- b. Furthermore, an additional minimum lot area requirement shall be required to be added to the amount required in section a above, if a dormitory is added to the site as an accessory use to the principal school use. An additional 1,800 square feet of required minimum lot area shall be required for each dormitory bed on the school site.

For example, a 656 student school with a dormitory containing 200 dormitory beds would require 720,000 sf as in the example above for the school plus an additional

*360,000 sf (200*1,800 sf) for the dormitory for a total minimum lot area of 1,080,000 square feet or 24.8 acres).*

(2) Design Requirements for Schools of General or Special Instruction:

- a. Architectural Review. All applications for Schools of General or Special Instruction shall be referred to the Architectural Review Board in accordance with Article XVI of this Chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to be located.
- b. Usable Open Space. The School of General or Special Instruction shall include at least one outdoor area of distinctive design with a minimum area of 10% of the minimum lot size as calculated in section (1) above, which purpose is for recreation use by students, to create an area for gathering and/or recreation for use by the students, staff, and faculty of such institution. The Usable Open Space shall be linked to an on-site pedestrian walkway network. Usable Open Space shall not be located within a required yard.
- c. Utilities. All utilities shall be installed underground or within buildings.
- d. Landscaping. Applicant shall prepare and receive approval for a landscaping plan addressing the following subjects:
 - i. All portions of the project site not used for impervious surfaces shall be attractively landscaped or left in a natural condition.
 - ii. Landscape Buffer Area. Except where the Planning Board finds that existing vegetation to remain along the property boundary provides adequate visual screening, a minimum 20-foot-wide landscaped buffer area shall be provided along all property lines, excluding the front line, and access points. The required landscaped buffer area shall be densely planted with a mixture of shrubs, trees not less than 6 feet high and/or berms, which will create an opaque screen on a continuing basis through all seasons. The required landscaped buffer area may be incorporated into the required yards or setbacks. The Planning Board also may require that a fence be added as necessary to effectuate the screening, but such a fence shall be in addition to and not relieve the need for the required landscaped buffer area plantings.
 - iii. All landscaped areas along property lines which are crossed by access drives shall be planted with low shrubs no greater than three feet high and trees with a branching habit which begins at least eight feet above ground level.
 - iv. Planting shall not interfere with the normal sight distance needed for safe entering and exiting maneuvers by motor vehicles.
- e. Parking and Internal Roadway Requirements:
 - i. All on-site drives and parking areas shall be constructed according to Article VIII of this Chapter.

- ii. Where a parking structure is proposed, the Planning Board shall consider the effects of the proposed structure in terms of traffic and environmental concerns, such as noise, air quality and headlight glare, particularly the effects on any proximate residential properties, and shall require landscaping, fencing or other measures to mitigate any adverse effects. Parking structures shall only be incorporated into a site plan to achieve the objectives of this Chapter, including, but not limited to, preservation of open space and reduction of building coverage.
- iii. Parking Lot Landscaping. In addition to Article VIII and Chapter A220 requirements, one shade tree designed to reach a mature height of at least 20 feet shall be planted for every 12 parking spaces.

f. Other Traffic and Transportation Requirements

- i. Regulation of faculty and staff arrival and departure times in both AM and PM hours shall be established for Schools of General or Special Instruction as necessary to mitigate vehicle trips in the AM and PM peak hour. The Planning Board may require the applicant to coordinate timing of such arrival and departure times with schools in the vicinity to the extent practicable in order to avoid conflicts.
- ii. For Schools of General or Special Instruction, the Applicant shall submit documentation necessary to evaluate the need for each of the following:
 - 1. Traffic control signals;
 - 2. Crosswalks;
 - 3. Speed humps; and
 - 4. Other changes in roads and traffic signals related to changes in traffic activity.
- iii. The entrance points for pedestrian/bicycle paths shall be signed indicating the need for bicyclists to share the path and properly yield to pedestrians that are present.
- iv. A traffic circulation and parking plan shall be provided prior to the issuance of a Conditional Use approval and shall be based upon the maximum student capacity and traffic characteristics of the School of General or Special Instruction. The Plan shall be updated and submitted as a prerequisite of any conditional use renewal. The plan shall provide the following information:
 - 1. Bus circulation and traffic patterns expected to be generated by the School of General or Special Instruction the design of which must ensure the safe pickup and dropoff of children and minimize impact on traffic flow;
 - 2. Demonstration that bus circulation and traffic patterns shall not cause cars or buses to queue on public or private roads at peak hours;
 - 3. Maximum student enrollment capacity and attendance policies;

4. Numbers of fulltime and part time faculty and staff, with attendance policies and parking locations and requirements;
 5. If applicable, requirements for parental compliance with busing and driving policies;
 6. If applicable, community residence of students and whether busing is provided by home district, and for what grades;
 7. List of locations of bus drop-offs other than campus and how students reach campus;
 8. List of exceptions to bus ridership and number of students receiving exemption for each year;
 9. If applicable, number and size of buses transporting students by grade;
 10. Number of students riding buses by grade; and
 11. Number of student drivers authorized and any limitations thereto, with parking locations and requirements.
- v. All construction of internal roadway improvements shall be completed prior to the issuance of any temporary or permanent Certificate of Occupancy.
 - vi. All on and off-site traffic improvements required by the Conditional Use criteria for this use shall be undertaken at Applicant's sole cost and expense.
- f. Water. Each Applicant shall demonstrate that there is sufficient water capacity for the project, and shall supply a potable water delivery system capable of meeting both the domestic water and emergency firefighting needs of the facility.
 - g. Signs. Signs shall be permitted for Schools of General or Special Instruction in accordance with Article IX, and shall contain English language characters and text to the extent necessary for public safety and/or to aid in the dispatch of emergency services.
 - h. Other Conditions and Safeguards. The Planning Board shall attach such other conditions and safeguards to the Special Permit as are necessary for the protection of the health, safety and welfare of the community, and to assure continual conformance with the intent of this Chapter.
- (3) Bulk Provision Waiver. The Planning Board shall have the authority, consistent with the purposes of this Chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for Schools of General or Special Instruction herein up to 3%, for good cause shown.

B. Dormitories

- (1) Bulk and Parking Requirements. Dormitories are permitted only as accessory uses to

Schools of General or Special Instruction, and only shall be permitted as part of a Conditional Use approval for such a school, subject to the following supplemental requirements below:

- a.** Bulk requirements in each zoning district for Dormitories shall be determined by the use group indicated for the principal School of General or Special Instruction use, as indicated in column C-1 of the Table of General Use Requirements, and as defined in the Table of Bulk Requirements, with the modifications below:

 - i. The required minimum lot area for a Dormitory shall be provided according to §215-80.A.(1).b above.
 - ii. The minimum distance between a Dormitory and any other building on the lot shall be 50 feet.
 - iii. The minimum distance between any Dormitory and any interior driveway shall be 25 feet.
 - iv. The maximum height of any Dormitory shall be the same as the requirement for a one-family detached residence in the district where the dormitory is located.
 - v. A Dormitory shall be permitted only in habitable floors of a structure as defined by the New York State Uniform Fire Prevention and Building Code.
 - vi. The Dormitory buildings, and any dining halls serving such, shall, in combination, contain not more than 35% of the gross floor area of all buildings on the entire school site.
 - vii. All dormitories shall be equipped with sprinkler and fire alarm systems in accordance with the New York State Uniform Fire Prevention and Building Code.
- b.** Parking for Dormitories shall be provided in addition to the parking required for the School of General or Special Instruction in the Table of General Use Requirements Column F. One parking space shall be provided for every four Dormitory beds for elementary and secondary schools and for every two Dormitory beds for post-secondary schools. This parking requirement may be reduced by up to 25% pursuant to §215-34.B. Reserve areas for future parking lot development may be provided in lieu of construction of parking spaces, pursuant to §215-34.A.

(2) Lighting and Landscaping

- a.** All required outdoor lighting standards shall be the same for dormitories and the principal school use, as set forth in subsection A above.
- b.** Required screening and landscaped buffer areas shall be the same for dormitories and the principal school use, as set forth in subsection A above.

(3) Occupancy standards. Dormitory units shall only be occupied in accordance with the limitations set forth in this Section. The School of General or Special Instruction shall provide annual reports to the Town Building Department demonstrating compliance.

- a. Occupancy of a Dormitory unit shall be limited to Full-Time Students and Full-Time Student Supervisors, as defined by this Chapter. Full-Time Student Supervisors shall not exceed 10% of the total of dormitory occupants. There shall be no more Dormitory beds accessory to any School of General or Special Instruction than are reasonably required to accommodate the school's maximum enrollment capacity of Full-Time Students and their Full-Time Student Supervisors, as required under law.
 - b. If a person ceases to be eligible for occupancy, said person shall vacate the Dormitory within thirty (30) days.
 - c. No Dormitory unit or structure housing a Dormitory unit shall be sold in fee-simple or as any other interest in real or personal property, or otherwise subdivided from the School of General or Special Instruction use, nor shall any Full-Time Student or Full-Time Supervisory Staff be permitted to independently rent, sublet, lease or otherwise grant permission to any other individual to reside in the Dormitory.
 - d. No Dormitory unit may be located in the cellar of a building.
- (4) Solid Waste Disposal. Central refuse collection areas shall be located for the convenience of all Dormitories. They shall be supplied with an adequate number and type of covered receptacles and shall be provided with proper screening and maintenance. Such areas shall not be located in the required front yard.
- (5) Architectural Review. All applications for Dormitories accessory to Schools of General or Special Instruction shall be referred to the Architectural Review Board in accordance with Article XVI of this Chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to be located.
- (6) Bulk Provision Waiver. The Planning Board shall have the authority, consistent with the purposes of this Chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for Dormitories herein up to 3%, for good cause shown.

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§ 215-83 Gasoline service stations and/or auto repair.
[Amended 12-8-1987 by L.L. No. 6-1987; 10-8-2013 by L.L. No. 2-2013]

Gasoline service stations and/or auto repair are subject to the following standards:

- A. No stations shall be located closer than 200 feet to a school of general instruction, public recreation area, community or neighborhood place of worship or hospital, measured to the lot lines thereof.

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§ 215-92.5 Community and Neighborhood Places of Worship

- A. Community Places of Worship

(1) A building containing a Community Place of Worship shall comply with all requirements of all applicable building codes of New York State and the zoning code of the Town of

Stony Point.

- (2) No parking or loading shall be permitted within the required front yard, although a drop-off or porte cochere shall be permitted. All loading and delivery areas shall be located in the rear yard and shall be effectively screened to a height to eight feet from all adjacent residential properties and the public street.
- (3) Landscape Buffer Area. A minimum 20-foot-wide landscaped area shall be provided along all property lines, excluding the front line, and access points. The landscaping shall incorporate plantings, berms, and such other elements as are necessary to screen the facilities.
- (4) A Community Place of Worship may or may not include a single residential dwelling unit, but occupancy of the unit shall be limited to clergy and/or their families. Such a single residential dwelling unit shall be considered accessory and shall not require any additional minimum lot area.
- (5) The application for the Community Place of Worship shall be referred to the Architectural Review Board in accordance with Article XVI of this Chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to be located.
- (6) For Community Places of Worship, the principal use shall be the holding of regularly scheduled religious services. Accessory facilities and functions such as religious schools, social halls, administrative offices and indoor recreation facilities may be provided, so long as such facilities and functions shall be subordinate in aggregate to the size and function of the Community Place of Worship. No building permit or certificate of occupancy shall be granted to such accessory use, building or structure until the building permit and certificate of occupancy for the principal use or building, respectively, have been granted. A School of General Instruction established at the site of a Community Place of Worship shall not be considered as accessory to the Community Place of Worship, but rather as an additional principal use.
- (7) Attendance at any services, wedding receptions or other social or religious functions held at the Community Place of Worship shall be limited to the capacity of the Community Place of Worship as determined by the applicable building codes of New York State, as well as the available on-site parking, unless a Parking Management Plan (PMP) is provided. Such events demanding parking in excess of the on-site parking provided shall require a PMP to be submitted for approval by the Planning Board as part of the Special Permit application establishing a Community Place of Worship, pursuant to the requirements set forth below. The PMP shall be used to address parking demand during the maximum projected attendance at the maximum building capacity, for Holy Days or other large, planned events for the particular place of worship making the application. Such PMP shall be provided to the Stony Point Police Department, the applicable Fire Department and the office of the Stony Point Town Clerk. If a PMP is required, as part of the special permit process the applicant shall address the following:
 - a. Designated off-site parking areas. The Applicant shall submit a fully executed written agreement between the Applicant and one or more providers of a location for off-site parking;

- b. The applicant shall indicate implementation of group travel to and from the off-site parking locations by the use of shuttle vehicles;
- c. The applicant shall use traffic control measures such as the hiring of an off-duty police officer and/or volunteers to facilitate pedestrian flow, as well as on-site and off-site traffic;
- d. The applicant shall provide a notification processes to notify patrons of the Community Place of Worship and others regarding the locations of off-site parking areas to be used;
- e. The applicant shall indicate a method of pre-event registration to obtain a ticket before the holiday or event to use the on or off-site parking facilities; and
- f. In the event that off-site parking areas are not available to accommodate the full capacity of the Community Place of Worship, methods to limit the number of event attendees to the number of attendees that can be accommodated in the on-site parking area or at any available off-site locations by utilization of a pre-event registration system and distribution of tickets to registered persons that will be submitted upon arrival at the site on the day of the event.
- g. Existing Community Places of Worship in existence prior to the adoption of this local law shall submit a PMP for large events to the Planning Board within one year of adoption.

(8) Signs. Signs shall be permitted for Community Places of Worship in accordance with Article IX, and shall contain English language characters and text to the extent necessary for public safety and/or to aid in the dispatch of emergency services.

(9) The Planning Board may impose such additional restrictions and conditions on the location of parking spaces, landscaping and/or fencing to screen the community place of worship from adjacent residential properties, outdoor lighting, and other conditions of use of the Community Place of Worship as, in the judgment of the Planning Board, are necessary for the Community Place of Worship to be able to operate in a manner that is consistent with public safety and neighborhood character.

(10) Commercial kitchen and catering facilities are permitted, in compliance with all plumbing, electrical, fire, health and safety codes.

(11) A narrative summary shall be submitted, providing the anticipated number of congregants, square footage of the sanctuary and other dedicated spaces, days and hours of services, and number of parking spaces provided.

(12) Bulk Provision Waiver. The Planning Board shall have the authority, consistent with the purposes of this Chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for Community Places of Worship herein up to 3%, for good cause shown.

B. Neighborhood Places of Worship

- (1) A building containing a Neighborhood Place of Worship shall comply with all requirements of all applicable building codes of New York State and the zoning code of the Town of Stony Point.
- (2) A Neighborhood Place of Worship may include a single residential dwelling unit, but occupancy of the unit shall be limited to clergy and their families. Such a single residential dwelling unit shall be considered an accessory use and shall not require any additional minimum lot area.
- (4) For Neighborhood Places of Worship, the principal use shall be the holding of regularly scheduled religious services. Accessory uses such as classrooms, social halls, administrative offices, baths, gymnasiums and/or indoor recreation facilities may be provided, so long as such accessory uses in their aggregate shall occupy a maximum of 35% of floor area. No building permit or certificate of occupancy shall be granted to such accessory use, building or structure until the building permit and certificate of occupancy for the principal use or building, respectively, have been granted. A School of General Instruction established at the site of a Neighborhood Place of Worship shall not be considered as accessory to the Neighborhood Place of Worship, but rather as an additional principal use.
- (5) Parking Lot Landscaping. In addition to Article VIII and Chapter A220 requirements, one shade tree designed to reach a mature height of at least 20 feet shall be planted for every 12 parking spaces.
- (6) The application for a Neighborhood Place of Worship shall be referred to the Architectural Review Board in accordance with Article XVI of this Chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to be located.
- (7) A minimum 20-foot-wide landscaped area shall be provided along all property lines, excluding the front line, and access points. The landscaping shall incorporate plantings, berms, and such other elements as are necessary to screen the facilities.
- (8) Attendance at any services, wedding receptions or other social or religious functions for congregants held at the Neighborhood Place of Worship shall be limited to available on-site parking. Irrespective of the neighborhood place of worship meeting the parking requirements of the Table of General Use requirements, the attendance for
- (9) Signs. Signs shall be permitted for Neighborhood Places of Worship in accordance with Article IX and shall contain English language characters and text to the extent necessary for public safety and/or to aid in the dispatch of emergency services.
- (10) Use of any outdoor areas of the property shall be limited only to parking and passive recreational uses requiring a minimum of facilities or equipment, which may include a small jungle gym or climber for children, benches and picnic tables.
- (11) The Planning Board may impose such additional restrictions and conditions on the location of parking spaces, landscaping and/or fencing to screen the Neighborhood Place of Worship from adjacent residential properties, outdoor lighting, and other conditions of use of the Neighborhood Place of Worship as, in the judgment of the Planning Board, are necessary for the Neighborhood Place of Worship to be able to operate in a manner that is

consistent with public safety and neighborhood character.

- (12) No cooking facilities will be permitted, other than warming kitchen equipment for use by the clergy and/or congregants of the Neighborhood Place of Worship and any kitchen equipment for exclusive use of residents of a residential dwelling unit. No catering facilities are permitted.
- (13) A narrative summary shall be submitted, providing the anticipated number of congregants, square footage of the sanctuary and other dedicated spaces, days and hours of services, and number of parking spaces provided.
- (14) Bulk Provision Waiver. The Planning Board shall have the authority, consistent with the purposes of this Chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for Neighborhood Places of Worship herein up to 3%, for good cause shown.

§ 215-92.6 Residential Gathering Places

- A. A residential gathering place shall only be permitted as an accessory to a one-family detached residence complying with the bulk standards of the use group designated by the Town of Stony Point Table of General Use Requirements for one-family residences including consideration of water and sewer connection where relevant. The residence containing a residential gathering place shall further comply with the requirements of all applicable fire and building codes of New York State.
- B. Only habitable spaces in compliance with all applicable building codes may be utilized for a Residential Gathering Place.
- C. The maximum occupancy of the portion of a residence used as a residential gathering place shall be the lesser of the number of occupants permitted by the Building Code of the State of New York based on occupant load, or the number of occupants determined by dividing the number of square feet of the portion of the residence so designated as a residential gathering place by forty (40) square feet per person.
- D. No assemblies of non-resident persons may occur within a residential gathering place when the owner and/or permanent tenant is not present.
- E. The portion of a residence used as a residential gathering place shall have a maximum floor area of 2,000 square feet, or a maximum of 50% of the gross floor area of the residence, whichever is less; and
- F. Notwithstanding any other provision of this chapter, only those accessory uses permitted as-of right to a one family detached residence shall be allowed at a residence with a residential gathering place. All other accessory uses shall be prohibited including but not limited to administrative offices, bath and shower facilities, gymnasiums, indoor recreation facilities, schools and classrooms. Where such accessory uses are proposed, the use shall no longer be considered for issuance of a Conditional Use approval for a Residential Gathering Place under this Chapter.
- G. A residential gathering place shall be considered a non-residential accessory use of a

residential principal use and conform to the requirements of §215-92.7.

- H. The Planning Board shall require adequate screening in the required rear and side yards, to protect the character and compatibility of adjacent uses. Screening can consist of a wall, fence and/or plantings as approved by the Planning Board.
- I. The application for a Residential Gathering Place shall be referred to the Architectural Review Board in accordance with Article XVI of this Chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to be located.
- J. No regularly scheduled assembly may be held between the hours of 11:00 PM and 6:00 AM. For the purpose of this provision, regularly scheduled shall mean occurring in greater frequency than three times per calendar year.
- K. No space within the Residential Gathering Place may be rented out to or utilized for meetings or functions not directly convened or hosted by the residents of principal one-family detached residence.
- L. One sign is permitted which shall meet the standards for a home occupation sign as set forth in §215-48.E. In addition, the sign shall contain English language characters and text to the extent necessary for public safety and/or to aid in the dispatch of emergency services.
- M. Use of any outdoor areas of the property by non-residents shall be limited only to parking and passive recreational uses requiring a minimum of facilities or equipment, which may include a small jungle gym or climber for children, benches and picnic tables.
- N. The Planning Board may impose such additional restrictions and conditions on the location of parking spaces, landscaping and/or fencing to screen the Residential Gathering Place from adjacent residential properties, outdoor lighting, and other conditions of use of the Residential Gathering Place as, in the judgment of the Board, are necessary for the Residential Gathering Place to be able to operate in a manner that is consistent with public safety and neighborhood character.
- O. No kitchen or cooking facilities will be permitted, in scale or type other than those customarily incidental to a one-family detached residence.
- P. A narrative summary shall be submitted to the Planning Board, providing the maximum anticipated number of persons to be assembled, square footage of the assembly spaces, days and hours of assembly, and number of parking spaces provided.
- Q. Bulk Provision Waiver. The Planning Board shall have the authority, consistent with the purposes of this Chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for Residential Gathering Places herein up to 3% , for good cause shown.

§ 215-92.7 Conditions Applicable to All Non-Residential Special Permit and Conditional Uses Located in Residential Zoning Districts.

A. The following provisions shall apply to any non-residential use authorized by Special Permit or Conditional Use Permit in a residential zoning district and shall be in addition to any conditions specifically imposed on the use, or generally imposed by other provisions of this chapter. Where the following conditions conflict with any other standard of this code, the more restrictive provision shall govern.

- (1) On-site parking shall be provided according to the standards indicated in the Table of General Use Requirements, Column F. This parking requirement may be reduced by up to 25% pursuant to §215-34.B. Reserve areas for future parking lot development may be provided in lieu of construction of parking spaces, pursuant to §215-34.A. Parking demand beyond that provided on-site has significant potential to impact residential neighborhoods by resulting in on-street parking that may impact the capacity of residential streets to support safe pedestrian and cyclist use. Where the applicant anticipates that the actual parking demand will exceed that required by code regularly or occasionally based on special events or functions, the applicant shall provide adequate on-site parking in excess of the code required number or submit such other plans and interventions that are unobtrusive to the character of the residential neighborhood and avoid significant use of residential streets for parking accessory to the proposed use. Observance of regular on-street parking in the vicinity of an approved use shall be deemed presumptive evidence of non-compliance with the conditions of the conditional use permit requiring review by the Planning Board at the time of permit renewal pursuant to 215-77(B)(2).
- (2) Parking Lot Landscaping. In addition to Article VIII and Chapter A220 requirements, one shade tree designed to reach a mature height of at least 20 feet shall be planted for every 12 parking spaces.
- (3) No parking or loading shall be permitted within the required front yard, although a drop-off or porte cochere shall be permitted. All loading and delivery areas shall be located in the rear yard and shall be effectively screened to a height of eight feet from any adjacent residential properties and the public street.
- (4) Lighting. Outdoor lighting shall be limited to that necessary for operational reasons and shall be so designed as to be compatible with surrounding land uses. The Applicant shall provide a lighting plan showing that exterior lighting will not be directly visible beyond the boundaries of the property line to the maximum extent practicable. Any lighting shall be directed away from adjoining streets and properties and shall be arranged as to reflect the light away from any adjoining properties and abutting streets, highways, and roads.

Section 3: Severance. The invalidity of any word, section clause paragraph, part or provision of this local law shall not affect the validity of any other part of this local law which can be given effect without such invalid part of parts.

Section 4: Effective date. This local law shall take effect immediately upon filing with the Secretary of State.

ZONING
 215 Attachment 6
 Town of Stony Point
 TABLE OF GENERAL USE
 REQUIREMENTS PART I:
 RESIDENTIAL DISTRICTS
 MHC 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 XII)	Use Group	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	Use Group	Accessory Uses Permitted by Right	For	Minimum Off-Street Parking Spaces	Additional Use Requirements
MHC	1. Manufactured housing community subject to § 215-21	h.5	1. Residential gathering place subject to § 215-92.6 2. Community place of worship subject to § 215-92.5 3. Neighborhood place of worship subject to § 215-92.5 4. School of general instruction	--- n/a c f c	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	--- h.2 d.4	Same as RR No. 3, dogs and cats only; No. 5 (parking); and Nos. 8 and 9 (signs); one accessory shed not to exceed 100 square feet per unit at least 15 feet from exterior site property line.	1. Manufactured housing community 2. Place of Worship and Residential Gathering Place 3. School of General Instruction.	1/2 space per unit; may be grouped 200 square feet of floor area or 5 seats capacity, whichever is greater 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; for dormitories see § 215-80.B. ¹	None

NOTES:

¹ Any appurtenant structure associated with the communications facility is not considered an accessory structure.

ZONING

2/15 Attachment 7

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS
 PART E: RESIDENTIAL DISTRICTS
 APRP District

A	B	C	C-	D	D-1	E	F	G
District	Uses Permitted by Right	Conditional Uses by Planning Board (Subject to Articles XI and XII)	Use Group	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces For Each	Additional Use Requirements
APRP	1. Reservoirs and appurtenant structures clearly incidental to the principal permitted use, and area within a designated protective perimeter.	1. Community place of worship subject to § 215-92.5 2. Neighborhood place of worship subject to § 215-92.5 3. Residential gathering place subject to § 215-92.6 4. School of general instruction	c f n/a c	1. 1-family detached residence. 2. Public parks, playgrounds, outdoor recreation facilities and municipal community centers. 3. Home professional offices. 4. Camps, day camps, summer colonies and recreational facilities, subject to § 215-85. 5. Surface underground or overhead utilities. 6. Wireless communications facilities on existing buildings as per A1)(b), subject to Article XI. 7. Wireless communications facilities on existing radio, television, transmission towers, etc. As per A1)(a).1 8. Caretaker's and servants' quarters. 9. Large-scale solar generation facility	d.0 c d.4 a B K	1. Accessory to a 1-family residence, the following private structures: greenhouses, houses, tool sheds, garages, tennis courts, and other similar structures. 2. Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length. 3. Keeping of domestic animals: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old. Horses shall be maintained in an enclosed or fenced area not less than 75 feet from any plot line. 4. Keeping of not more than 2 nontransient roomers or boarders, provided that in sum the household population shall not exceed that specified for a family. 5. Accessory parking. 6. Accessory loading. 7. For any residence and home occupation, if any: on the premises, 1 announcement sign not over 10 feet from the designated street line. Where illuminated, such signs shall be indirectly illuminated by a constant light integral to the sign. 8. For any structure for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 15 sq. ft. in areas, located at least 15 feet from the designated street line. 9. Accessory home occupation.	For 1. Reservoirs. 2. 1-family residence 3. Home professional office 4. Place of Worship and Residential Gathering Places 5. School of General Instruction.	As determined by the PB for service vehicles. 1/2 dwelling, plus 2 for any home occupations, plus 1 for each non-transient roomer or boarder up to a maximum of 6, not more than 3 of which shall be visible to the public way. A maximum of 6 spaces, not more than 3 of which shall be visible to the public way, plus 2 for residence. 200 square feet of floor area or 5 seats capacity, whichever is greater 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; for dormitories see § 215-80.B. ¹

NOTES:
¹ Any appurtenant structure associated with the communication facility is not considered an accessory structure.

ZONING

215 Attachment 8

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS
PART E: RESIDENTIAL DISTRICTS

A District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces		G Additional Use Requirements
								For	At Least 1 Parking Space For Each	
SR-R	<p>1. Public parks, playgrounds, outdoor recreation facilities.</p> <p>2. 1-family detached residence with or without municipal sewer and water.</p>	<p>n/a</p> <p>d.0</p>	<p>1. Camps, day camps, summer colonies and recreational facilities, subject to § 215-85.</p> <p>2. Community place of worship subject to § 215-92.5</p> <p>3. Neighborhood place of worship subject to § 215-92.5</p> <p>4. Residential gathering place subject to § 215-92.6</p> <p>5. Schools of general instruction</p>	<p>n/a</p> <p>c</p> <p>d.0</p> <p>n/a</p> <p>c</p>	<p>1. Home professional offices, or overhead utilities.</p> <p>2. Surface underground or overhead utilities.</p> <p>3. Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X.¹</p> <p>4. Wireless communications facilities on existing radio, television, transmission towers, etc. As per A(1)(b).</p> <p>5. Custodian's and servants' quarters.</p> <p>6. Large-scale solar generation facility</p>	<p>b.2</p> <p>K</p>	<p>1. Accessory to a one-family residence, the following private structures: greenhouses, tool sheds, garages, tennis courts, and other similar structures.</p> <p>2. Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length.</p> <p>3. Keeping of domestic animals: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old. Horses shall be maintained in an enclosed or fenced area not less than 75 feet from any plot line.</p> <p>4. Keeping of not more than 2 non-transient rooms or boarders, provided that in sum the household population shall not exceed that specified for a family.</p> <p>5. Accessory parking.</p> <p>6. Accessory loading.</p> <p>7. For any residence and home occupation, if any: on the premises, 1 announcement sign not over 10 feet from the designated street line. Where illuminated, such signs shall be indistinctly illuminated by a constant light integral to the sign.</p> <p>8. For any structure for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 15 sq. ft. in area, located at least 15 feet from the designated street line.</p>	<p>1. One-family residences.</p> <p>2. Home professional office.</p> <p>3. Places of Worship and Residential Gathering Places</p> <p>4. School of General Instruction.</p>	<p>½ dwelling, plus 2 for any home occupations, plus 1 for each non-transient room or boarder up to a maximum of 6, not more than 3 of which shall be visible to the public way.</p> <p>A maximum of 6 spaces, not more than 3 of which shall be visible to the public way, plus 2 for residence</p> <p>200 square feet of floor area or 5 seats capacity, whichever is greater</p> <p>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; for details, see § 215-80.B.²</p>	<p>Additional Use Requirements</p>

NOTES:
¹ Any appurtenant structure associated with the communication facility is not considered an accessory structure.

ZONING

215 Attachment 9

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS
PART I: RESIDENTIAL DISTRICTS
RR District

A District	B Uses Permitted By Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XI and XII)		C-1 Use Group	D Uses by Special Permit (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces At Least 1 Parking Space For Each		G Additional Use Requirements
			Uses Permitted by Right	Uses Permitted by Special Permit					For	Minimum Off-Street Parking Spaces	
RR	<p>1. The following agricultural operations, provided there shall be no structures or storage of odor- or dust-producing substances within 200 feet from any lot line:</p> <ul style="list-style-type: none"> • Nurseries and greenhouses. • Open-field agriculture. • Keeping, breeding and raising of cattle, sheep, goats and horses on lots of 20 acres or more but not within 100 feet of any lot line. <p>2. 1-family detached residences without municipal sewer and water service and located in an area having severe development limitations.¹</p> <p>3. 1-family detached residences, with either municipal sewer or water service and located in an area having severe development limitations, and without such services and located in an area having slight or moderate development limitations.¹</p>	b	<p>1. Public parks, playgrounds, outdoor recreation facilities and municipal community centers.</p> <p>2. Schools of general instruction.</p> <p>3. Nursery schools.</p> <p>4.² 1-family detached residences with municipal sewer and water and located in an area having slight or moderate development limitations.³</p> <p>5. (Reserved)⁴</p> <p>6. Home professional offices.</p> <p>7. Libraries, museums and art galleries.</p> <p>8. Accessory to schools of general instruction; dormitories subject to § 215-80</p> <p>9. Camps, day camps, summer colonies and recreational facilities subject to § 215-85.</p> <p>10. Day-care center</p> <p>11. Community place of worship subject to § 215-92.5</p> <p>12. Neighborhood place of worship subject to § 215-92.5</p> <p>13. Residential gathering place subject to § 215-92.6</p>	e	<p>3. Surface, underground or overhead utilities.</p> <p>4. Public utility buildings.</p> <p>5. Hospitals and sanatoriums.¹</p> <p>6. Cemeteries on lots not exceeding 10 acres.</p> <p>7. Nursing homes.¹</p> <p>8. Sand pits, gravel pits and excavation operations.¹</p> <p>9. Animal shelters subject to § 215-82.</p> <p>10. Ambulance facilities.</p> <p>11. Bed-and-breakfast.</p> <p>12. Wireless communications facilities on existing buildings as per A(I)(b), subject to Article X.²</p> <p>13. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(J)(a)³</p> <p>14. Caretaker's and servants' quarters.</p> <p>15. Schools of General or Special Instruction</p>	a	<p>1. Accessory to a 1-family residence or agricultural use, the following private structures, greenhouses, barns, silos, toolsheds, garages, tennis courts, swimming pools and other similar structures.</p> <p>2. Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length.</p> <p>3. Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals, excluding, however, all pigs and cattle. Domestic animals, except for cats and dogs, shall be maintained in an enclosure or fenced area not less than 75 feet from any plot line.</p> <p>4. Keeping of not more than 2 nontransient roomers or boarders, provided that in sum the household population shall not exceed that specified for a family.</p> <p>5. Accessory parking subject to Column F.</p> <p>6. Accessory loading.</p> <p>7. Storage goods, equipment, raw materials or products accessory to any permitted use, screened from all property lines.</p>	<p>1. School of general instruction</p> <p>2. Buildings or open stands for display and sale of agricultural products</p> <p>3. Hospitals</p> <p>4. Sanatoriums, nursing homes and convalescent facilities</p> <p>5. Public utility buildings</p> <p>6. Censeteries</p> <p>7. Home professional offices</p>	<p>300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 per 2 enrolled students over the age of 16; for dormitories see § 215-80B.⁴</p> <p>5 feet of frontage or 100 square feet of floor/sale area, whichever requirement is less</p> <p>200 square feet of floor area or 5 seats' capacity, whichever is greater (school areas same as No. 1)</p> <p>1 bed plus 1 per 250 square feet of outpatient clinic, floor area, plus 1 per 150 square feet of separate physician office space</p> <p>2 beds</p> <p>Employee in the minimum working shift</p> <p>Minimum capacity for 40 vehicles clear of any public street</p> <p>A maximum of 6 spaces, not more than 3 of which shall be visible to the public way, plus 2 for residence</p>	<p>1. A buffer with a minimum dimension of the respective 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.</p>	

ZONING

215 Attachment 9

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS
PART I: RESIDENTIAL DISTRICTS
 RR District

A District	B Uses Permitted By Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XIII and XVIII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F		G Additional Use Requirements
								Minimum Off-Street Parking For	Street Parking Space For Each	
RR							8. For any residence and home occupation, if any: on the premises, 1 announcement sign not over 10 feet from the designated street line. Where illuminated, such signs shall be indirectly illuminated by a constant light integral to the sign. 9. For any structure for sale or rent, 1 temporary, nonilluminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 15 feet from the designated street line. 10. Accessory home occupations. 11. Accessory to agricultural operations, buildings or open stands for display of agricultural products.	9. Nursery schools For	1 per 100 square feet of floor area in such use or 1 per 4 seats capacity, whichever greater requirements is greater 1/2 dwelling, plus 2 for any home occupations, plus 1 for each non-transient roomer or boarder up to a maximum of 3, of which shall be visible to the public way. As determined by the Planning Board. 1500 feet in such uses, plus 1 for each employee	

NOTES:

- Development limitations as depicted in Town of Stony Point Development Plan, 1973. The Planning Board will entertain an applicant's assertion that the subject lands should be reclassified relative to development limitation. Such assertion must be fully documented with site-specific information.
- Editor's Note: Former Item 4, regarding one-family residences with either sewer or water in areas having slight or moderate limitations, was repealed 6-14-1988 with the following exception: "The readoption of the Zoning Ordinance insofar as the amendment of § 215- 11, Table of General Use Requirements, shall not apply to subdivision maps that have received final approval from the Stony Point Planning Board prior to June 14, 1988, for three years from the date the Planning Board granted final approval."
- A traffic study may be required by the Planning Board.
- Editor's Note: Former Item 5, regarding one-family residences with sewer and water in areas having slight or moderate limitations, as amended 12-23-1985, was repealed 6-14-1988 with the following exception: "The readoption of the Zoning Ordinance insofar as the amendment of § 215- 11, Table of General Use Requirements, shall not apply to subdivision maps that have received final approval from the Stony Point Planning Board prior to June 14, 1988, for three years from the date the Planning Board granted final approval."
- Any appurtenant structure associated with the communication facility is not considered an accessory structure.

ZONING

215 Attachment 10 Town of Stony Point TABLE OF GENERAL USE REQUIREMENTS PART I: RESIDENTIAL DISTRICTS R-1, SRC and R-W Districts

District	B	B-1	C	C-1	D	D-1	E	F		G
								Minimum Off-Street Parking Spaces	At Least 1 Parking Space For Each	
R-1	<p>Uses Permitted by Right</p> <p>1. Same as RR No.1 (agriculture)</p> <p>2. One-family detached residences with municipal water and sewer service.</p>	<p>Use Group</p> <p>h.1</p>	<p>Conditional Uses by Planning Board (Subject to Articles XI and XII)</p> <p>1. Same as RR Nos. 1 (public park, playground and outdoor recreation facility), 3 (nursery schools), 7 (libraries, museums and art galleries), 8 (domitories) and 10 (day-care center).</p> <p>2. Two-family detached residences with municipal water and sewer service. A lot containing 2 dwelling units in the same building or a dwelling unit in both a principal building and an accessory building on the same lot shall be considered a two-family use.</p> <p>3. Community place of worship subject to § 215-92.5</p> <p>4. Neighborhood place of worship subject to § 215-92.5</p> <p>5. Residential gathering place subject to § 215-92.6</p> <p>6. Schools of general instruction</p>	<p>Use Group</p> <p>f</p> <p>h.2</p> <p>h.1</p>	<p>Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)</p> <p>1. Same as RR Nos. 1 (utilities), 2 (public utility buildings), 3 (hospitals), 4 (retail stores), 5 (nursing homes), 8 (ambulance facilities) and 9 (bed-and-breakfast).</p> <p>2. Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X.¹</p> <p>3. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a),¹ Carriaker's and servants' quarters.</p> <p>4. Large-scale solar generation facility</p>	<p>Use Group</p> <p>—</p> <p>h.2</p> <p>h.1</p>	<p>Accessory Uses Permitted by Right</p> <p>1. Same as RR Nos. 1 (agriculture), 2 (trailer), 3 (animals), 4 (rooms), 5 (parking), 6 (loading), 7 (storage), 8 and 9 (signs), 10 (home occupations) and 11 (stands).</p>	<p>For</p> <p>1. Same as RR No. 1 Two-family detached residence</p> <p>3 Places of Worship and Residential Gathering Places</p> <p>4. School of General Instruction.</p>	<p>Minimum Off-Street Parking Spaces</p> <p>1/2 dwelling unit</p> <p>200 square feet of floor area or 5 seats capacity, whichever is greater</p> <p>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; for dormitories see § 215-80.B.¹</p>	<p>Additional Use Requirements</p> <p>1. Same as RR.</p>
SRC	None	—	<p>1. Community place of worship subject to § 215-92.5</p> <p>2. Neighborhood place of worship subject to § 215-92.5</p> <p>3. Residential gathering place subject to § 215-92.6</p> <p>4. Schools of general instruction</p>	<p>Use Group</p> <p>c</p> <p>f</p> <p>n/a</p> <p>c</p>	<p>1. Senior citizen housing subject to § 215-86.</p> <p>2. Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X.¹</p> <p>3. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a).¹</p>	<p>Use Group</p> <p>J</p> <p>J</p> <p>d.4</p>	<p>1. Cafeterias and dining halls.</p> <p>2. Community space.</p> <p>3. Signs subject to Column G.</p>	<p>For</p> <p>1. Same as RR housing</p> <p>2. Senior Citizen housing</p> <p>3. Senior assisted living</p> <p>4. Senior independent living apartments</p> <p>5. Senior townhouse</p> <p>6. Places of Worship and Residential Gathering Places</p> <p>7. School of General Instruction.</p>	<p>1 1/2 space per bedroom, plus 2 spaces for superintendent's apartment</p> <p>4 units, plus 1 for each employee at peak shift</p> <p>Each unit</p> <p>2 spaces for each unit</p> <p>200 square feet of floor area or 5 seats capacity, whichever is greater</p> <p>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; for dormitories see § 215-80.B.¹</p>	<p>1. 1 detached identification sign indirectly illuminated along a public street shall not exceed a total sign area of 25 square feet, shall not have a height over 4 feet and shall have a setback of 20 feet.</p> <p>2. 1 identification sign, indirectly illuminated, for each building, provided that it is located not closer than 10 feet from any street or driveway and shall not exceed a total sign area of 5 square feet and shall not exceed a height of 3 feet.</p>

ZONING

STONY POINT CODE

A District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Parking Spaces		G Additional Use Requirements
								Minimum Off-Street Parking Spaces For	All Least 1 Parking Space For Each	
R-W	<ol style="list-style-type: none"> 1-family detached residences with municipal water and sewer service. 2-family detached residences with municipal water and sewer service. Waterfront trails, parks, scenic overlooks and playgrounds. 	<ol style="list-style-type: none"> h.3 h.4 	<ol style="list-style-type: none"> 1. Conversion of existing 1-family detached residence to a 2-family detached residence. Nursery schools. Community place of worship subject to § 215-92.5 Neighborhood place of worship subject to § 215-92.5 Residential gathering place subject to § 215-92.6 Schools of general instruction subject to § 215-80 	<ol style="list-style-type: none"> h.3 f c f b/a c 	<ol style="list-style-type: none"> 1. Same as RR No. 9 (bed-and-breakfast). Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a). 	<ol style="list-style-type: none"> h.2 h.1 	<ol style="list-style-type: none"> 1. Accessory to any 1-family residence or agricultural use, the following private structures: greenhouses, barns, silos, toolsheds, garages, tennis courts, swimming pools and other similar structures. Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length. Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fish and not more than 2 of any other species of domestic animals, excluding, however, all pigs and cattle. Domestic animals, except cats and dogs, shall be maintained in an enclosure or fenced area not less than 75 feet from any plot in use. Keeping of not more than 2 nontransient roomers or boarders. Necessary parking subject to Column F. For any residence and home occupation, if any, on the premises: 1. The structure shall be set back at least 10 feet from the designated street line. Where illuminated, such signs shall be kept indirectly illuminated by a constant light integral to the sign. For a structure for sale or rent: 1. Temporary nonilluminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 15 feet from the designated street line. Accessory home occupations. 	<ol style="list-style-type: none"> 1. Buildings or open stands for display and sale of agricultural products Places of worship and residential gathering places 1-family residences 2-family detached residences Libraries, museums and art galleries School of General Instruction 	<ol style="list-style-type: none"> 5 feet of frontage or 100 square feet of floor/site area, whichever requirement is less 200 square feet of floor area or 5 seats capacity, whichever is greater 	<ol style="list-style-type: none"> 1. Same as RR. A buffer of not less than 100 feet shall be provided between any use and any designated wetland area.

NOTES

1. Any appurtenant structure associated with the communications facility is not considered an accessory structure.

ZONING
2.15 Attachment 11

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS PART II: NONRESIDENTIAL DISTRICTS
BU District

A	B	C	C-1	B	D-1	E	F	G	
District	Uses permitted by Right	Conditional Uses by Planning Board (Subject to Articles XIII and XVIII)	Use Group	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	Use Group	Accessory Uses Permitted by Right	Minimum Off street Parking Spaces For	At least 1 Parking Space for Each	Additional Regulations
BU	<ol style="list-style-type: none"> Local convenience commercial uses Local office-business uses Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(g) Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X Wireless communications facilities on existing utility structures as per A(1)(e) Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes to connection with such use Corporate parks Medical and dental clinics and health service facilities Commercial recreational establishments, indoor recreation use only, where the floor area of the proposed use and all related accessory uses total less than 4,000 square feet Health, tennis, racquetball, sport, swim, dance, martial arts and other athletic or fitness club open to the general public on a membership basis and primarily intended to promote the health of members and where all activities take place indoors Restaurants with no drive-through service Automotive hand-wash and detailing facilities conducted completely within a permanent structure Shopping centers containing multiple nonresidential permitted uses Banks, including those with drive-through service 	<ol style="list-style-type: none"> Restaurants with drive-through service Automobile sales subject to § 215-87 Day-care centers Commercial recreation establishment greater than 4,000 square feet or including outdoor elements subject to § 215-84 Gasoline service stations subject to § 215-83 Automotive repair and maintenance shops subject to § 215-83 Automotive washing facilities not otherwise permitted herein subject to § 215-84 Same as RR No. 9 (bed-and-breakfast) Community place of worship subject to § 215-92.5 School of special instruction subject to § 215-80 	D	<ol style="list-style-type: none"> Same as RR Nos. 1 (utilities) and 2 (utility buildings) Hotels and motels subject to § 215-81 Wireless communications antenna tower and appurtenant structure(s) 	H	<ol style="list-style-type: none"> Accessory parking subject to Column F Temporary structures for the storage of equipment and supplies used in connection with the construction of permitted uses for a period of 2 years or until a certificate of use has been issued, whichever is sooner Accessory storage of retail goods customers on the premises, provided that such storage will be within fully enclosed buildings Accessory processing and servicing of goods within the principle structure, provided that such processing and servicing is clearly incidental to the permitted principal use on the site For any structure for sale or rent, temporary nonilluminated "for sale" or "for rent" signs 30 square feet in area (total of fall signs) For any permitted use, business identification signs, directory signs and shopping center identification signs Accessory mechanized automotive washing facility designed to wash one stationary vehicle at a time Accessory to local convenience commercial uses, only: outdoor retail sales and storage of retail goods to be delivered to customers on the premises, provided such sales and storage are confined to areas designated on an approved site development plan 	<ol style="list-style-type: none"> Local convenience commercial Local office-business Gasoline service stations Automotive repair Neighborhood restaurants Automotive washing facilities Commercial recreational establishments Hotels and motels Same as RR Nos. 3 (places of worship) and 6 (utility buildings) Automobile sales Accessory outdoor retail sales and storage Day-care centers Medical or dental offices Personal service establishment Accessory mechanized automotive washing facility designed to wash one vehicle at a time Automotive handwash and detail facilities Health, tennis, racquetball, sport, swim, dance, martial arts and other athletic or fitness club Banks Office buildings and corporate parks Same as L1 No. 6 (School of Special Instruction) 	<ol style="list-style-type: none"> 200 square feet of floor area 300 square feet of floor area Four dispensing nozzles in addition to any requirement for any accessory, retail, repair or wash bay 1/3 service bay 100 square feet of dining room area Not less than the highest design hour as determined by the Planning Board Not less than the highest design hour as determined by the Planning Board 1 accommodation unit, plus 1 per 3 employees in the maximum work shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use Not less than the highest design hour as determined by the Planning Board 1 per 200 square feet of area shown on site plan, plus some drop-off 375 square feet per 250 sq. ft. of area 2 sq. feet per 2.5 sq. ft. of examination room whichever is higher 1/2 chair, station or bed 1/4 facility 1/4 service bay Not less than the highest design hour as determined by the Planning Board 250 square feet 300 square feet Not less than the highest design hour as determined by the Planning Board 	<ol style="list-style-type: none"> A buffer of not less than 30 feet shall be provided between any use first permitted in this district and any lot containing a residential use 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 containing a residential use in a residence district. No production of goods is permitted and all processing and servicing of goods shall be limited to 50% of the floor area and in no event more than 1,000 square feet The operation of any use, excluding public utilities, shall be limited to the hours between 6:30 a.m. and 2:00 a.m. daily

NOTES:
¹ Any appurtenant structure associated with the communication facility is not considered an accessory structure
² The maximum height limitations for wireless communication facilities in the BU, O, LI, SK and PW Districts shall be regulated by the Wireless Communications Law (L.L. No. 4-2002) set forth in § 215-66 et seq of the Code of the Town of Stony Point.

ZONING

215 Attachment 12

Town of Stony Point

TABLE OF GENERAL USE REQUIREMENTS
PART II: NONRESIDENTIAL DISTRICTS
O and LI Districts

A District	B Uses Permitted By Right	C-1 Conditional Uses by Planning Board (Subject to Articles XI and XII)	C Use Group	D-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces		G Additional Use Requirements
							For	At Least 1 Parking Space For Each	
O	<p>1. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use.</p> <p>2. Corporate parks.</p> <p>3. Health service facilities and health service facilities.</p> <p>4. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a).¹</p> <p>5. Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X.²</p> <p>6. Wireless communications facilities on existing utility structures as per A(1)(c).³</p>	<p>Commercial recreation establishment, indoor recreation use only subject to § 215-92.1</p> <p>School of special instruction subject to § 215-80</p>	F	-	<p>1. Same as RR Nos. 1 (parking), (utilities), 2 (public utility buildings) and 4 (cemeteries).</p> <p>2. Hotels and motels.</p> <p>3. Wireless communications antenna tower and apparatus structure(s).⁴</p>	<p>1. Same as BU Nos. 1 (public utility buildings), 10 (hotels and motels) and 11 (utilities)</p> <p>2. Office buildings and corporate parks</p> <p>3. Medical and dental clinics and health service facilities</p> <p>4. Commercial establishments, indoor only.</p> <p>5. Same as LI No 6 (Special Instruction)</p>	<p>1. Same as BU Nos. 1 (parking), (structures), 4 (storage) and 6 (signs).</p> <p>2. Maintenance and utility shops for the upkeep and repair of buildings and structures on the site, central heating and air conditioning plants, power and sewage disposal facilities, training schools for employees, communication facilities, company clinics, employee dining and recreation facilities, company stores and guest lodges, all of which are for the exclusive use of employees and visitors to the building but not for the general public.</p> <p>3. Operator's residence.</p> <p>4. Business identification signs.</p>	<p>1. Same as BU Nos. 1 (public utility buildings), 10 (hotels and motels) and 11 (utilities)</p> <p>2. Office buildings and corporate parks</p> <p>3. Medical and dental clinics and health service facilities</p> <p>4. Commercial establishments, indoor only.</p> <p>5. Same as LI No 6 (Special Instruction)</p>	<p>1. Buffer areas equal to the respective required setback shall be provided between the proposed use and any residential district boundary, except that the Planning Board may reduce the buffer at the time of site development plan review to not less than 50 feet where, owing to topographic or other conditions, or characteristics of proposed use, there are no forces affecting the use and enjoyment of residentially zoned properties.</p> <p>2. The minimum distance between detached buildings shall be the height of the wall, plus 15 feet. Fire access shall be provided on all sides of any proposed structure that is not rated Type One under the State Building Construction Code (C202-2).</p> <p>3. The maximum length or extent of any building shall not exceed 66' of the lot width unless there shall be breaks or other separations of the building on the lot or open, unenclosed appearance on the lot.</p> <p>4. Accessory outdoor storage areas shall be screened from any residential district by fences or other permanent materials or walls acceptable to the Planning Board.</p> <p>5. There shall be no parking or storage permitted in any space between buildings except as specifically approved and shown on the site development plan as safe and clear of fire apparatus travel lanes.</p> <p>6. No entrances and exists for any parking area or loading area in a residential building shall be located within a 200 foot radius of any residential district or of any road classified as a local road on the Official Map.</p>

ZONING
STONY POINT CODE

A District	B Uses Permitted By Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces At Least 1 Parking Space For Each		G Additional Use Requirements
								For		
LI	<ol style="list-style-type: none"> 1. professional use; 2. maintenance uses which may include the repair, painting, cleaning, sanding, staining, sandblasting, painting, assembling, testing, repairing, altering, or handling of products; 3. wholesaling, warehousing and distribution business; 4. freight and truck transfer terminals; 5. commercial recreation establishment, indoor use only; 6. wireless communications facilities on existing radio, television, transmission towers, etc., as per A(1)(a)'; 7. wireless communications facilities on existing buildings as per A(1)(b), subject to Article X'; 8. wireless communications facilities on existing utility structures as per A(1)(c)'; 	<ol style="list-style-type: none"> 1 I I I F B B B B I I I I B I I 	<ol style="list-style-type: none"> 1. Same as RR No. 1 (outdoor facilities); 2. Outdoor recreation facilities/uses associated with a commercial establishment subject to § 215-92.1; 3. Contractor's material and storage yards subject to § 215-88; 4. Automobile washing facilities subject to § 215-87; 5. Printing, publishing and copy establishments; 6. Nursery and/or landscaping supply (retail and wholesale); 7. Building supply (retail and wholesale), lumberyards; 8. Accessory retail or sales of products assembled, processed, or manufactured on site; 9. Research laboratories; 10. School of special instruction, subject to § 215-80 	- F I I I F B I I B I I I B	<ol style="list-style-type: none"> 1. Wireless communications antenna tower and appurtenant structure(s); 	B	<ol style="list-style-type: none"> 1. Same as BU Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage) and 6 2. Same as O Nos. 2 (maintenance and ancillary facilities) and 3 (signs). 	<ol style="list-style-type: none"> 1. Same as BU Nos. 1 (public utility buildings), 10 (hotels and motels) and 11 (offices). 2. Industrial uses. 3. Contractor material and storage yards. 4. Commercial Recreation 5. Office buildings and corporate parks. 6. School of Special Instruction 	<ol style="list-style-type: none"> 2 employees in the maximum working shift, plus 1 space per 150 square feet of office Area, plus 1 for each 2 employees. Not less than the highest design hour as determined by the Planning Board. 250 square feet, plus 3 per suite Not less than the highest design hour as determined by the Planning Board 	<ol style="list-style-type: none"> 1. Same as O Nos. 1, 2, 4 and 5; 2. No entrance or exits for any parking or loading area shall be located within 300 feet of any building, structure, or truck transfer terminal, no part of the use and uses accessory thereto, including driveways, shall be closer than 500 feet to a residential use in a residential district. 3. Any industrial use proposed for this district shall, in addition to any other application requirements, provide a detailed description of mechanical, compressive and chemical processes with the corresponding OSHA 2906 code requirements and the applicant's proposed means of meeting these criteria.

NOTES:
1. Any appurtenant structure associated with the communication facility is not considered an accessory structure.
2. The maximum height limitations for wireless communication facilities in the BU, O, LI, LL-2, SR and PW Districts shall be regulated by the Wireless Communications Law (L.L. No. 4-2002) set forth in § 215-66 et seq. of the Code of the Town of Stony Point.

ZONING

215 Attachment 12A

TABLE OF GENERAL USE REGULATIONS PART II: NONRESIDENTIAL DISTRICTS
L1-2 District

A District	B Uses permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XIII and XXVIII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XXVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off street Parking Spaces At least 1 Parking Space for Each For	G Additional Regulations
L1-2	<ol style="list-style-type: none"> Office buildings for business and professional use Industrial uses which may include the manufacturing, fabricating, processing, assembling, altering, repairing, testing or other handling of products Wholesaling, warehousing and distribution business Freight and truck transfer terminals Commercial recreation establishment, indoor use only Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)¹ Wireless communications facilities on existing buildings on per A(1)(b), subject to Article X² Wireless communications facilities on existing utility structures as per A(1)(c)³ 	<ol style="list-style-type: none"> I I I I F F B I I I B I I B I I I I F 	<ol style="list-style-type: none"> Same as RR No. 1 (outdoor facilities) Outdoor recreation facilities; uses associated with a commercial recreation establishment subject to § 215-92.1 Contractor's material and storage yards subject to § 215-88 Local convenience commercial uses and restaurants accessory to local convenience commercial uses Automobile and boat sales and service including auto body repair subject to § 215-87 Automobile washing facilities subject to § 215-87 On-site dry-cleaning facilities Appliance and household equipment repair Automobile rental establishment Tire retail stores¹ Power equipment sales and service² including lawn mowers, snowmobiles, tractors, etc. Printing, publishing and copy establishments Nursery and/or landscaping supply (retail and wholesale) Building supply (retail and wholesale), lumberyards Accessory retail sales of products assembled, processed, or manufactured on site Research laboratories School of special instruction subject to § 215-80 Animal boarding facilities (kennels), animal shelters, animal hospitals, veterinarians, animal grooming and sales Catering hall, off-site catering, commercial bakeries and food preparation 	<ol style="list-style-type: none"> I F I B F F I B I I I B I I B I I I F 	<ol style="list-style-type: none"> Wireless communications antennas tower and appurtenant structure(s)¹ Hotels and motels and restaurants accessory to hotels and motels 	<ol style="list-style-type: none"> B H 	<ol style="list-style-type: none"> Same as BU Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage), and 6 (signs) Same as O Nos. 2 (maintenance and ancillary facilities), and 3 (signs) 	<ol style="list-style-type: none"> Same as BU Column B Nos. 2, 3, 4, 5 (industrial uses, wholesaling, warehousing, distribution, freight and truck transfer terminals) Contractor material and storage yards School of Special Instruction 	<ol style="list-style-type: none"> Same as O Nos. 1, 2, 4 and 5 No entrances or exits for any parking or loading area shall be located within 300 feet of any residential district. For freight and/or truck transfer terminals, no part of the use and uses accessory thereto, including driveways, shall be closer than 500 feet to a residential use in a residential district. Any industrial use proposed for this district shall, in addition to any other application requirements, provide a detailed description of mechanical, compressive and chemical processes with the corresponding OSHA 2206 code requirements and the applicant's proposed means of meeting those criteria.

NOTES:

- Any appurtenant structure associated with the communication facility is not considered an accessory structure.
- The maximum height limitations for wireless communication facilities in the BU, O, L1, L2, SR and PW Districts shall be regulated by the Wireless Communications Law (L.L. No. 4-2002) set forth at § 215-66 et seq. of the Code of the Town of Stony Point.
- For this use the day night noise level as defined by the US EPA shall not exceed 65dBA or existing background levels, whichever is higher.

215 Attachment 12A: 1

ZONING

215 Attachment 13

Town of Stony Point

TABLE OF GENERAL USE REQUIREMENTS
PART II: NONRESIDENTIAL DISTRICTS
SR and PW Districts

A District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XIII and XVIII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces		G Additional Use Requirements
								For	At Least 1 Parking Space for Each	
SR	<ol style="list-style-type: none"> Public parks, waterfront trails and scenic overlooks. Wetland conservation areas. 	—	<ol style="list-style-type: none"> Community place of worship subject to § 215-92.5 Neighborhood place of worship subject to § 215-92.5 Residential gathering place subject to § 215-92.6 Schools of general instruction subject to § 215-80 	<ol style="list-style-type: none"> M M n/a M 	<ol style="list-style-type: none"> One-family detached residence. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(g). Wireless communication facilities on existing buildings as per A(1)(b), subject to Article X. Wireless communications facilities on existing utility structures as per A(1)(e). Wireless communications antenna tower and appurtenant structure(s). 	<ol style="list-style-type: none"> M B B B K 	<ol style="list-style-type: none"> Accessory to any 1-family residence or agricultural use, the following private structures: greenhouses, barns, silos, toolsheds, garages, tennis courts, swimming pools and other similar structures. Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length. 	<ol style="list-style-type: none"> Same as RR One-family residences 	<ol style="list-style-type: none"> 1/2 dwelling, plus 2 for any home occupation, plus 1 for each nontransient roomer or boarder up to a maximum of 6, not more than 3 of which shall be visible to the public way. 200 square feet of floor area or 5 seats capacity, whichever is greater 	<ol style="list-style-type: none"> 1. A natural vegetative buffer with a minimum dimension of the respective setback may be required as a condition of approval for any 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 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. 2. A natural vegetative buffer of not less than 100 feet shall be provided between any use and any designated wetland area. 3. An application for a 1-family residence shall not be deemed complete until all required town and state wetland permits have been obtained and submitted.

ZONING

District	B	B-1	C	C-1	D	D-1	E	F		G
								Minimum Off-Street Parking Spaces	Minimum Off-Street Parking Spaces for Each	
PW	Uses Permitted by Right	Use Group	Conditional Uses by Planning Board (Subject to Articles XII and XVIII)	Use Group	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	Use Group	Accessory Uses Permitted by Right	For	At Least 1 Parking Space for Each	Additional Use Requirements
	1. Public recreational facilities requiring waterfront access such as boat launches and fishing piers.	-	1. Fish bait and tackle shops. 2. Small boat (less than 20 feet), sailboard and accessory equipment rental and sales shops. 3. Waterfront mixed-use development subject to § 215-92.3 4. Community Place of Worship subject to § 215-92.5 5. School of General Instruction subject to § 215-80	L	1. Expansion of existing marinas or new marinas and related uses such as: • Facilities for hauling, launching and dry storage of boats. • Facilities for building, repairing and maintaining boats, marine engines and other marine equipment up to 10' tons. • Sales of items specifically for marina use. • Facilities for docking and launching of boats. • Facilities for pumping out • Facilities for handling of fuel or lubricants, provided there is no more than 15,000 gallons of fuel are stored. 2. Public utility structures and rights-of-way. 3. Membership clubs, such as beach, country and yacht clubs dependent on a waterfront location. 4. Expansion of existing oil and fuel storage and distribution facilities. 5. Boat-and-breakfast 6. Wireless communications antenna tower and appurtenant structure(s). ¹	K	1. Use accessory to membership clubs, as follows: • Boathouses, boat launches. • Health and fitness clubs. • Dining, entertainment and bar facilities located within the principal building. • Club administrative offices. • Other uses accessory to membership clubs. 2. Uses accessory to waterfront mixed-use developments, including the following: • Subhouses. • Swimming pools. • Tents or canopies. • Walking trails. • Esplanades and similar linear recreational uses. • Uses customarily accessory to marinas, including vertical boat storage (boatels) • Retail kiosks. Retail kiosks shall not exceed 500 square feet. 3. Off-street parking and loading areas or structures, in accordance with Article VII 4. For any structure for sale or rent, 1 temporary nonilluminated "for sale", sign or "for rent" sign not over 15 square feet in area, located at least 15 feet from the designated street line. 5. 1 detached identification sign indirectly illuminated along a public street, which shall not exceed a total sign area of 25 square feet, shall not have a height over 4 feet and shall have a setback of 15 feet. 6. Identification sign, indirectly illuminated for each building, provided that it is located not closer than 10 feet from any street or driveway and shall not exceed a total sign area of 10 square feet, nor a height of 3 feet.	1. Maritime centers 2. Membership clubs 3. Fish bait and tackle shops 4. Small boat and sailboard rental and sales shops 5. Marinas and related uses 6. Oil and fuel storage and distribution facilities 7. Multifamily residences 8. One-family attached residences 9. Sit-down restaurants 10. Local convenience commercial 11. Local office business 12. Boatel vertical dry dock boat storage 13. One-family detached residences 14. Commercial recreation uses 15. Day-care center 16. Place of Worship 17. School of General Instruction	300 square feet of floor area 2 members, plus 1 space per 2 seats in any dining room or bar 150 square feet of floor area 150 square feet of floor area 2 boat slips, and 25% of such spaces shall be double length to accommodate cars with trailers, plus 1 per 150 square feet of office space, plus 1 space for each 2 employees, plus 1 space per 125 square feet of floor area devoted to marina sales facilities. 2 employees 1 bedroom 0.4 dwelling 100 square feet of dining area 200 square feet of floor area 300 square feet of floor area 4 boat storage spaces 0.5 dwelling Not less than the highest design hour as determined by the Planning Board 250 square feet of gross floor area 200 square feet of floor area or 5 seats capacity, whichever is greater 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; for dormitories see § 215-80B. ¹	5. A buffer of not less than 30 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 30 feet will be provided between any conditional use or special permit use and any lot in a residence district. 6. Outdoor storage areas shall be screened from adjoining property by fences or other permanent materials or walls acceptable to the Planning Board. 7. A buffer of not less than 100 feet shall be provided between any use and any designated wetland area.

NOTES:

- 1. Any appurtenant structure associated with the communication facility is not considered an accessory structure. The maximum height limitations for wireless communication facilities in the BU, O, L.R. SR, and PV Districts shall be regulated by the Wireless Communications Law (L.L., No. 4-2002) set forth in § 215-66 et seq. of the Code of the Town of Stony Point.

Section 3: Severance. The invalidity of any word, section clause paragraph, part or provision of this local law shall not affect the validity of any other part of this local law which can be given effect without such invalid part of parts.

Section 4: Effective date. This local law shall take effect immediately upon filing with the Secretary of State.