

ZONING

60 Attachment 5

TOWN OF NEW CASTLE
§ 60-410B. Schedule of regulations for business and industrial districts.
Lot and Bulk Regulations -- Part 1
[Amended 4-12-2011 by L.L. No. 5-2011; 12-17-2019 by L.L. No. 15-2019]

District	Minimum Lot Area (See § 60-420A)	Minimum Lot Width (feet)	Minimum Yards (feet) (See § 60-420B and C)			Off-Street Parking and Loading Setbacks ³ (feet)			Maximum Building Height (See § 60-420C(3)) (stories/feet)	Maximum Building Coverage	Off-Street Parking and Loading	Miscellaneous Requirements						
			Front	Side	Rear	Front	Side	Rear										
			B-RO-4 Research and Office Business (4 acres)	4 acres	No minimum	60	50, but may be reduced to 30 feet where adjoining a lot in any business or industrial district	50					50, but may be reduced to 10 feet where adjoining a lot in any business or industrial district ²		2/30 [§ 60-420C(3) does not apply to this district, and no mechanical features shall be permitted to extend above the roof level]	10% for 2-story buildings; 15% for 1-story buildings	As required by § 60-420F	Fences and walls: See § 60-420C(5) Visibility at intersections: See § 60-420C(6) Courts: See § 60-420C(7)
			B-RO-20 Research and Office Business (20 acres) ⁵	20 acres	No minimum	150, may be reduced to 50 feet in the case of a 1-story gate house or security office ⁴	300, but may be reduced to 100 feet where adjoining a lot in any business or industrial district, and may be reduced to 50 feet in the case of a 1-story gate house or security office	100					100 ¹	100 ¹	3/40	10%		Exterior lighting: See § 60-420D(1) Screening and buffer areas: See § 60-420D(2) Driveways: See § 60-420F(8)

NOTES:

- ¹ The driveway into or on a lot in a B-RO-20 or B-RO-150 District shall be at least 100 feet from any side or rear lot line abutting a residence district and at least 50 feet from such lines in the I-P District, except that the Planning Board, in approving a development plan under § 60-440, may approve a lesser distance where it finds that topography, evergreen screening or other means will provide equivalent protection to adjoining residential areas. Such driveways shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2), when within 150 feet of such districts. The Planning Board, in its discretion in approving a site development plan under § 60-440, may allow a private road providing access from a state highway to a lot in the B-RO-150 District to be within and pass through a residence district if the Planning Board finds that the private road would improve traffic safety and would reduce traffic impact on neighboring property and the private road provides no vehicular access to land in a residence district adjoining said private road other than for the purpose of servicing, construction and replacing public utility facilities. Such private road and the area immediately adjacent thereto may contain sidewalks, landscaping, signs, traffic control devices, streetlights, utility and drainage lines, all poles and appurtenances thereof above and below ground and any other installations which are commonly found in public roads, subject to site development plan approval in accordance with the provisions of this chapter. [Amended 6-22-1983 by L.L. No. 5-1983; 8-11-1987 by L.L. No. 9-1987]
- ² May be reduced or eliminated where and to the extent that part or all of an existing yard is conveyed to and accepted by the town for off-street parking and loading purposes.
- ³ Between parking areas permitted on adjoining business or industrial properties, the Planning Board may approve parking area setbacks less than the minimums shown. Parking areas shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2).
- ⁴ At least 150 feet from a residence district, except that the Planning Board in approving a development plan under § 60-440 may reduce this to not less than 60 feet where it finds that topography, evergreen screening or other means will provide equivalent protection to the adjoining residential area, and when abutting a public utility or railroad right-of-way or a limited access highway.
- ⁵ Bulk and dimensional regulations in the B-RO-20 District shall not apply to properties on which an existing building is adaptively reused for residential use.

NEW CASTLE TOWN CODE

TOWN OF NEW CASTLE § 60-410B. Schedule of regulations for business and industrial districts. Lot and Bulk Regulations -- Part 2

District	Minimum Yards (feet)		Off-Street Parking and Loading Setbacks ³			Maximum Building Height		Maximum Building Coverage		Off-Street Parking	Miscellaneous Requirements	
	(See § 60-420B and C)		(feet)			(See § 60-420C(3))						
	Minimum Lot Area	Minimum Lot Width (feet)	Front	Side	Rear	Front	Side	Rear	(stories/feet)			
	(See § 60-420A)											
B-RO-150 Research and Office Business [Added 6-22-1983 by L.L. No. 5-1983]	150 acres	No minimum	300; may be reduced to 50 feet by the Planning Board for a 1-story gatehouse, security office or other minor accessory structure or for preexisting buildings compatible with the character of the neighborhood	300 [see § 60-430O(3)(f)]	300 [see § 60-430O(3)(f)]	100	100	100	5/55	5% for principal buildings, plus 2% for accessory buildings, but the floor area ratio shall not exceed 0.10	As required by § 60-420F	Fences and walls: See § 60-420C(5) Visibility at intersections: See § 60-420C(6) Courts: See § 60-420C(7)
B-PO Professional and Office Business	Any building used for 1-family residence purposes shall be on a lot having an area of at least 5,000 square feet and a width of at least 50 feet [Amended 4-12-1977 by L.L. No. 4-1977]		10, but 75 feet when off-street parking is provided in front yard	None required, but at least 6 feet if provided, 10 feet if adjoining a street, 25 feet if used as access to off-street parking and 75 feet when off-street parking is provided in side yard ²	20, but none required when abutting the side line of a business lot, at least 25 feet required if used as access to off-street parking and at least 50 feet where adjoining a residence district ²	10	5	10	3/40	No maximum		Exterior lighting: See § 60-420D(1) Screening and buffer areas: See § 60-420D(2) Driveways: See § 60-420F(8)

NOTES:

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- ² May be reduced or eliminated where and to the extent that part or all of an existing yard is conveyed to and accepted by the town for off-street parking and loading purposes.
- ³ Between parking areas permitted on adjoining business or industrial properties, the Planning Board may approve parking area setbacks less than the minimums shown. Parking areas shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2).
- ⁴ At least 150 feet from a residence district, except that the Planning Board in approving a development plan under § 60-440 may reduce this to not less than 60 feet where it finds that topography evergreen screening or other means will provide equivalent protection to the adjoining residential area, and when abutting a public utility or railroad right-of-way or a limited access highway.

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TOWN OF NEW CASTLE § 60-410B. Schedule of regulations for business and industrial districts. Lot and Bulk Regulations -- Part 3

District	Minimum Lot Area (See § 60-420A)	Minimum Yards (feet) (See § 60-420B and C)			Off-Street Parking and Loading Setbacks ³ (feet)			Maximum Building Height (See § 60-420C(3)) (stories/feet)	Maximum Building Coverage	Off-Street Parking and Loading	Miscellaneous Requirements
		Front	Side	Rear	Front	Side	Rear				
		Minimum Lot Width (feet)									
B-D Designed Business		Same as B-PO District			15			2/30	No maximum	As required by § 60-420F	Fences and walls: See § 60-420C(5) Visibility at intersections: See § 60-420C(6) Courts: See § 60-420C(7) Exterior lighting: See § 60-420D(1) Screening and buffer areas: See § 60-420D(2) Driveways: See § 60-420F(8)

NOTES:

- ¹ The driveway into or on a lot in a B-RO-20 or B-RO-150 District shall be at least 100 feet from any side or rear lot line abutting a residence district and at least 50 feet from such lines in the I-P District, except that the Planning Board, in approving a development plan under § 60-440, may approve a lesser distance where it finds that topography, evergreen screening or other means will provide equivalent protection to adjoining residential areas. Such driveways shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2), when within 150 feet of such districts. The Planning Board, in its discretion in approving a site development plan under § 60-440, may allow a private road providing access from a state highway to a lot in the B-RO-150 District to be within and pass through a residence district if the Planning Board finds that the private road would improve traffic safety and would reduce traffic impact on neighboring property and the private road provides no vehicular access to land in a residence district adjoining said private road other than for the purpose of servicing, construction and replacing public utility facilities. Such private road and the area immediately adjacent thereto may contain sidewalks, landscaping, signs, traffic control devices, streetlights, utility and drainage lines, all poles and appurtenances thereof above and below ground and any other installations which are commonly found in public roads, subject to site development plan approval in accordance with the provisions of this chapter. **[Amended 6-22-1983 by L.L. No. 5-1983; 8-11-1987 by L.L. No. 9-1987]**
- ² May be reduced or eliminated where and to the extent that part or all of an existing yard is conveyed to and accepted by the town for off-street parking and loading purposes.
- ³ Between parking areas permitted on adjoining business or industrial properties, the Planning Board may approve parking area setbacks less than the minimums shown. Parking areas shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2).
- ⁴ At least 150 feet from a residence district, except that the Planning Board in approving a development plan under § 60-440 may reduce this to not less than 60 feet where it finds that topography evergreen screening or other means will provide equivalent protection to the adjoining residential area, and when abutting a public utility or railroad right-of-way or a limited access highway.

NEW CASTLE TOWN CODE

TOWN OF NEW CASTLE § 60-410B. Schedule of regulations for business and industrial districts. Lot and Bulk Regulations -- Part 4

[Amended 4-12-1977 by L.L. No. 4-1977; 6-22-1983 by L.L. No. 5-1983; 6-26-1984 by L.L. No. 7-1984; 7-31-1984; 8-11-1987 by L.L. No. 9-1987; 9-22-1987 by L.L. No. 12-1987; 12-14-2004 by L.L. No. 12-2004

District	Minimum Lot Area (See § 60-420A)	Minimum Lot Width (feet)	Minimum Yards (feet) (See § 60-420B and C)			Off-Street Parking and Loading Setbacks ³ (feet)			Maximum Building Height [See § 60-420C(3)] (stories/feet)	Maximum Building Coverage	Minimum Building Height	Off-Street Parking and Loading	Miscellaneous Requirements
			Front	Side	Rear	Front	Side	Rear					
B-R Retail Business	Same as B-PO District			None required where abutting a business lot but at least 6 feet if provided, 10 feet if adjoining a street and 25 feet if used as access to off-street parking ²		No minimum			3/35	No maximum	2/30 ⁵	As required by § 60-420F	Fences and walls: See § 60-420C(5) Visibility at intersections: See § 60-420C(6) Courts: See § 60-420C(7)
B-RP Retail Business and Parking	Same as B-PO District		10	Same as B-R District		10			2/35	As permitted in accordance with the adopted B-RP Zoning District Map, but the floor area ratio shall not exceed 2.0 times the designated building area	2/30 ⁵	As required by § 60-420F	Exterior lighting: See § 60-420D(1) Screening and buffer areas: See § 60-420D(2) Driveways: See § 60-420F(8)

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- ¹ The driveway into or on a lot in a B-RO-20 or B-RO-150 District shall be at least 100 feet from any side or rear lot line abutting a residence district and at least 50 feet from such lines in the I-P District, except that the Planning Board, in approving a development plan under § 60-440, may approve a lesser distance where it finds that topography, evergreen screening or other means will provide equivalent protection to adjoining residential areas. Such driveways shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2), when within 150 feet of such districts. The Planning Board, in its discretion in approving a site development plan under § 60-440, may allow a private road providing access from a state highway to a lot in the B-RO-150 District to be within and pass through a residence district if the Planning Board finds that the private road would improve traffic safety and would reduce traffic impact on neighboring property and the private road provides no vehicular access to land in a residence district adjoining said private road other than for the purpose of servicing, construction and replacing public utility facilities. Such private road and the area immediately adjacent thereto may contain sidewalks, landscaping, signs, traffic control devices, streetlights, utility and drainage lines, all poles and appurtenances thereof above and below ground and any other installations which are commonly found in public roads, subject to site development plan approval in accordance with the provisions of this chapter.
- ² May be reduced or eliminated where and to the extent that part or all of an existing yard is conveyed to and accepted by the town for off-street parking and loading purposes.
- ³ Between parking areas permitted on adjoining business or industrial properties, the Planning Board may approve parking area setbacks less than the minimums shown. Parking areas shall be suitably screened from adjoining residence districts in accordance with § 60-420D(2).
- ⁴ At least 150 feet from a residence district, except that the Planning Board in approving a development plan under § 60-440 may reduce this to not less than 60 feet where it finds that topography evergreen screening or other means will provide equivalent protection to the adjoining residential area, and when abutting a public utility or railroad right-of-way or a limited access highway.
- ⁵ Except as set forth in § 60-410C of this chapter.

ZONING

TOWN OF NEW CASTLE
§ 60-410B. Schedule of regulations for business and industrial districts.
Lot and Bulk Regulations -- Part 5

		Minimum Yards			Off-Street Parking							
		(feet)			and Loading Setbacks ³							
		(See § 60-420B and C)			(feet)							Maximum
		Minimum	Minimum	Minimum	Front	Side	Rear					Building
Lot	Lot	Width					Height	Building	Parking	Miscellaneous		
Area	Width	(feet)	Front	Side	Rear	Front	Side	Rear	[See § 60-420C(3)]	Coverage	Loading	Requirements
District	(See § 60-420A)											
I-P Planned Industrial	15 acres, but minimum lot area shall be 7½ acres when lot abuts a railroad or limited access highway right-of- way	No minimum		100 ⁴		25	25'	25'	2/30	30%, but the total area of all floor space in the building may not exceed 35% of the lot area	As required by § 60-420F	Fences and walls: See § 60-420C(5) Visibility at intersections: See § 60-420C(6) Courts: See § 60- 420C(7)
I-G General Industrial	7,500 square feet	60 average	25	8, but 25 from any street	20, but 25 from any street	No minimum			2/30	35%, but the total area of all floor space in the building may not exceed 40% of the lot area		Exterior lighting: See § 60-420D(1) Screening and buffer areas: See § 60-420D(2) Driveways: See § 60-420F(8)

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