

ZONING

355 Attachment 2

Town of North Castle

§ 355-22. Schedule of Business District Regulations

[Amended 2-12-1987; 6-12-2002 by L.L. No. 6-2002; 12-5-2006 by L.L. No. 25-2006; 2-27-2008 by L.L. No. 1-2008; 5-28-2008 by L.L. No. 8-2008; 4-14-2010 by L.L. No. 2-2010; 5-8-2013 by L.L. No. 3-2013; 8-14-2013 by L.L. No. 6-2013; 5-14-2014 by L.L. No. 1-2014; 10-7-2015 by L.L. No. 8-2015; 4-13-2016 by L.L. No. 3-2016; 7-13-2016 by L.L. No. 5-2016; 6-24-2020 by L.L. No. 5-2020; 7-26-2023 by L.L. No. 6-2023; 8-14-2024 by L.L. No. 4-2024; 2-12-2025 by L.L. No. 1-2025]

District	Permitted Principal Uses	Permitted Accessory Uses (only in conjunction with a permitted principal use)	Minimum Lot Size			Minimum Yards (b) (c)			Maximum Building Coverage	Maximum Building Height (f)		Floor Area Ratio	Other Standards and Requirements
			Area	Frontage (feet) (a)	Depth (feet)	Front (feet)	Side (feet) (d) (e)	Rear (feet)		Lot Area	Stories		
1	2	3	4	5	6	7	8	9	10	11	12	13	14
SC Shopping Center	<ol style="list-style-type: none"> Stores and shops for the conduct of retail businesses, restaurants, cafeterias, bars, cabarets and personal service establishments, except those offering dry-cleaning services that are not connected to a public sewer system, banks and business and professional offices and studios.(c) Carry-out restaurants. 	<ol style="list-style-type: none"> Any accessory buildings or uses customarily incident to a permitted use. Off-street parking and loading areas in accordance with Article IX. Signs in accordance with § 355-16. Necessary lighting of business and parking areas. Three or fewer coin-operated amusement devices. Solar energy collectors, subject to the requirements of Chapter 258. Dish antennas, subject to the requirements of § 355-15. *8. Outside display and sales, subject to the requirements of § 355-40F. Outdoor dining pursuant to Chapter 218. Electric vehicle charging stations. 	4 acres	300	300	75	0 (g)	30 (g)	20%	2	30	0.25	As in § 355-29A
NB Nursery Business	<ol style="list-style-type: none"> Any uses permitted in an R-2A District, as permitted therein. The selling and display of nursery and greenhouse stock. The sale and display of garden and nursery accessories and supplies; home furnishings and accessories (e.g., patio and sunroom furniture, side tables, consoles, chairs, topiaries and silk flower arrangements, vases and terrariums, coffee table books, pillows, bowls, candles and diffusers and tabletop settings), and luxury lifestyle accessories [e.g., soaps and lotions, jewelry and women's accessories (e.g., scarfs, sweaters, wraps)]; property-owner-operated garden center management offices and property-owner-operated landscape design offices associated with the operation of the on-site nursery business; and accessory wine bar and cafes not in excess of 3,500 square feet when located in a garden market building. The total gross floor area of sale and display of garden and nursery accessories and supplies, home furnishing and accessories, and luxury lifestyle accessories, garden center management offices and landscape design offices and accessory wine bar and cafe on the property shall not exceed 50% of the gross floor area of all on-site buildings (including greenhouses and storage buildings). Non-nursery uses over 5,000 square feet shall require Town Board special use permit approval. Greenhouses. Storage buildings associated with the operation of a nursery business. 	<ol style="list-style-type: none"> Any accessory buildings or uses customarily incidental to a permitted use. Off-street parking and loading areas in accordance with § 355-54. Signs in accordance with § 355-16. Necessary lighting of business and parking areas. The unenclosed storage of equipment, subject to site plan approval by the Planning Board as to the quantity and location of said equipment. The outdoor storage display and sale of propane gas, subject to site plan approval by the Planning Board. The bulk storage of petroleum for the sole use of equipment used in support of the nursery and greenhouse use pursuant to the permitting requirements of the Westchester County Department of Health and the New York State Department of Environmental Conservation, but the resale of petroleum to customers shall be prohibited. The storage of stone, gravel, wood chips, mulches, soil conditioners and topsoil in properly constructed and placed storage areas and bins, which storage areas and bins shall not abut upon any property used for residential purposes, and which storage use shall be subject to site plan approval by the Planning Board as to appearance and location. The storage of weed control chemicals, including but not limited to herbicides, pesticides and fertilizers, in properly constructed storage areas, which storage areas and bins shall not abut upon any property used for residential purposes, and which storage use shall be subject to site plan approval by the Planning Board as to appearance and location. The outdoor sale and display of nursery stock and garden accessories limited to statues and similar garden ornaments and decorations, subject to site plan approval by the Planning Board as to appearance and location. Outdoor dining pursuant to Chapter 218 and the more restrictive requirements of § 355-29G(7) and the definition of "accessory cafe" in § 355-4 of this chapter. Solar energy collectors, subject to the requirements of Chapter 258. 	4 acres	200	200	100	0 (m)	30 (m)	14%	2	30	0.18	As in § 355-29G

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District	A use marked with an asterisk (*) is subject to conformance to additional standards as set forth in Article VII. Nonresidential and multifamily uses are subject to site plan approval and performance standards in accordance with Articles VIII and X. Standards shown are minimum requirements, unless otherwise noted. Any use not specifically listed shall be deemed to be prohibited. Dimensions are in feet, unless otherwise noted.		Minimum Lot Size			Minimum Yards (b) (c)			Maximum Building Coverage	Maximum Building Height (f)		Floor Area Ratio	Other Standards and Requirements
	Permitted Principal Uses	Permitted Accessory Uses (only in conjunction with a permitted principal use)	Area	Frontage (feet) (a)	Depth (feet)	Front (feet)	Side (feet) (d) (e)	Rear (feet)	Lot Area	Stories	Feet		
1	2	3	4	5	6	7	8	9	10	11	12	13	14
CB-A Central Business Armonk	<ol style="list-style-type: none"> Any nonresidential uses permitted in an R-5 District, as permitted and regulated therein. Stores and shops for the conduct of retail business not exceeding 5,000 square feet of floor area. At least 20%, but not more than 40%, of the total floor area physically located within the CB-A District shall consist of multifamily dwellings located on the second story. At least 20% of dwellings physically located within the CB-A District shall be designated and set aside as AFFH pursuant to § 355-24I of the Town Code. Theaters and clubs, in completely enclosed buildings. Personal service establishments, except those offering dry-cleaning services that are not connected to a public sewer system. Banks and businesses. Professional offices. Studios. Restaurants, taverns, cafes, bakeries not exceeding 5,000 square feet of floor area. Public utility exchanges or substations, but excluding battery energy storage systems or similar facilities. Restaurants, taverns, cafes, bakeries exceeding 5,000 square feet of floor area. Stores and shops for the conduct of retail business exceeding 5,000 square feet of floor area. Multifamily dwellings located on the first floor only when the first floor of the building is actively used, at the street, with retail and/or other suitable uses as determined by the Town Board. Carry-out restaurants. 	<ol style="list-style-type: none"> Any accessory buildings or uses customarily incidental to a permitted use. The parking and locating of motor vehicles in accordance with Article IX. Signs in accordance with § 355-16. Necessary lighting of business and parking areas. Outside display and sales, subject to the requirements of § 355-40F. Three or fewer coin-operated amusement devices. Solar energy collectors, subject to the requirements of Chapter 258. Dish antennas, subject to the requirements of § 355-15. Outdoor dining pursuant to Chapter 218. Electric vehicle charging stations. 	3 acres	50	50	10	0	0	30%	2	30	0.45	As in § 355-29B
CB-A2 Central Business Armonk 2	<ol style="list-style-type: none"> Any uses permitted in a CB-A District, as permitted therein. 	<ol style="list-style-type: none"> Accessory uses as permitted in a CB-B District. 	5,000 square feet	50	100	10	0 (h)	30	35%	2	30	0.4	§ 355-29D
CB-B Central Business Banksville	<ol style="list-style-type: none"> Any uses permitted in an SC District. Fast-food restaurants. Theaters in completely enclosed buildings. Any nonresidential uses permitted in an R-5 District, as permitted and regulated therein. Recreation centers. Wood processing. Assemblage of pre-cut metal and aluminum. 	<ol style="list-style-type: none"> Any accessory buildings or uses customarily incident to a permitted use. Off-street parking and loading areas in accordance with Article IX. Signs in accordance with § 355-16. Necessary lighting of business and parking areas. Outside display and sales, subject to the requirements of § 355-40F. Residential uses, limited to 1 dwelling unit per building. Additional dwellings may be permitted by special permit. Three or fewer coin-operated amusement devices. Solar energy collectors, subject to the requirements of Chapter 258. Dish antennas, subject to the requirements of § 355-15. Outdoor dining pursuant to Chapter 218. Electric vehicle charging stations. 	5,000 square feet	50	100	25	0	50	25%	2	30	0.3	As in § 355-29C
CB Central Business	<ol style="list-style-type: none"> Any uses permitted in a CB-A District, as permitted therein. Vehicle fueling and service stations, limited to no more than 12 fueling pumps or stations, not including the parking or storage of motor vehicles other than those in connection with the permitted use.(c) 	<ol style="list-style-type: none"> Accessory uses as permitted in a CB-B District. 	5,000 square feet	50	100	10	0 (h)	30	35%	2	30	0.4	As in § 355-29D

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District	Permitted Principal Uses	Permitted Accessory Uses (only in conjunction with a permitted principal use)	Minimum Lot Size			Minimum Yards (b) (c)			Maximum Building Coverage	Maximum Building Height (f)		Floor Area Ratio	Other Standards and Requirements
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RB Roadside Business	1. Any uses permitted in a CB District, as permitted therein. *2. Recreation centers.	1. Accessory uses as permitted in an SC District. *2. Sale, distribution and storage of liquefied petroleum gas. 3. Residences.	30,000 square feet	100	300	10 (k)	0 (h)	50 (k)	25%	2	24	0.3	As in § 355-29E
GB General Business	1. Any uses permitted in an R-1/2A District, as permitted and regulated therein. 2. Any uses permitted in an SC District. 3. Arts and crafts occupations. 4. Printing establishments with a gross floor area not exceeding 3,000 square feet. 5. Wholesale and storage uses, except junkyards, in completely enclosed buildings. 6. Automotive body shops in completely enclosed buildings and with a gross floor area not exceeding 2,000 square feet. 7. Theaters and clubs, in completely enclosed buildings. 8. Building materials storage and sales. 9. Public or private garages, provided that no automobile repair work, except emergency work, shall be done outdoors; no workshops shall be nearer than 25 feet to any street or residential lot line; no opening shall be located in any side or rear walls or roof facing any adjoining residential lot line, except as required by fire safety and building code regulations; and no such opening shall be located within 15 feet of any other side or rear lot line, except for a fixed wire glass window in a noncombustible frame. No garage accommodating more than 5 motor vehicles shall have an entrance or exit for vehicles within 200 feet of a school, church, hospital, fire station, police station or institution for aged persons or children. *10. Public utility exchanges or substations, but excluding battery energy storage systems consisting of Type 1 and Type 2 systems. *11. Gasoline filling and service stations, not including the parking or storage of motor vehicles other than those in connection with the permitted use.(c) *12. Storage of contractor's equipment. *13. Recreation centers.	1. Accessory uses as permitted in a CB-B District.	10,000 square feet	100	100	25	10	25	20%	2	30	0.3	As in § 355-29F

NOTES:

Where any part of a nonresidential building is to be used for residence purposes, it shall meet all of the requirements for a residence building, where such requirements are higher.

- (a) On lots abutting a turnaround on a dead-end street, the Planning Board may permit the frontage to be reduced, where applicable, to not less than 100 feet.
- (b) See § 355-15 for special yard provisions.
- (c) Gasoline pumps shall not be located nearer than 15 feet to a lot line.
- (d) Where access to required parking space in the rear is through a side yard, such side yard shall be determined by the Planning Board, but in no case to be less than 16 feet.
- (e) Where a side line of a lot abuts the rear line off another lot, such side yard shall be at least equal to the required rear yard of such other lot.
- (f) See § 355-15 for special height provisions.
- (g) Where a lot abuts a residence district, the yard shall measure at least 50 feet.
- (h) Where a lot abuts a residence district, the required side yard shall be the same as that required in said residence district, but in no case less than as required elsewhere in this chapter.
- (i) (Reserved)
- (j) (Reserved)
- (k) See § 355-29E(1) for existing lots of less than minimum required size.
- (l) (Reserved)
- (m) Where a lot abuts a residence district, the yard shall be at least twice that required in said residence district.