

ZONING

355 Attachment 3

Town of North Castle

§ 355-23. Schedule of Office and Industrial District Regulations (Part 1)

[Amended 4-22-1993 by L.L. No. 2-1993; 9-23-1993 by L.L. No. 8-1993; 7-6-1995 by L.L. No. 4-1995; 8-16-2006 by L.L. No. 14-2006; 12-13-2006 by L.L. No. 30-2006; 6-10-2008 by L.L. No. 10-2008; 10-6-2009 by L.L. No. 12-2009; 11-9-2009 by L.L. No. 13-2009; 6-25-2014 by L.L. No. 2-2014; 7-13-2016 by L.L. No. 5-2016; 8-11-2021 by L.L. No. 6-2021; 7-26-2023 by L.L. No. 6-2023]

District	Permitted Principal Uses	Permitted Accessory Uses (only in conjunction with a permitted principal use)	Minimum Lot Area			Minimum Yards (b) (c)			Maximum Building Coverage	Maximum Building Height (f)		Floor Area Ratio	Other Standards and Requirements
			Area	Frontage (a) (feet)	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
<b>OB Office Business</b>	<ol style="list-style-type: none"> <li>Any nonresidential uses permitted in an R-4A District, as permitted and regulated therein, but not on any lot occupied by another type of use permitted in the OB District.</li> <li>Office buildings for business and professional use (including administrative, executive, engineering, accounting, scientific, research and development, educational, statistical and financial purposes).</li> <li>Research, development and sales development laboratories (such laboratories being included in the term "office building," as such term is hereinafter used), provided that there shall be no manufacturing or fabrication of products for sale.</li> </ol> <p>*4. Professional and business conference facilities.</p>	<ol style="list-style-type: none"> <li>Any accessory buildings or uses customarily incident to a permitted use in an R-4A District.</li> <li>Buildings and uses immediately and exclusively accessory to the uses permitted in the district, including automobile parking facilities, storage and maintenance of motor vehicles and other equipment, central heating and power plants, storage of documents and other property, training schools for employees, visitors and guests, lodges for temporary accommodation of employees, visitors and guests of the office building occupants, living quarters for custodians or caretakers of the office building or buildings, and the following uses where necessary for the comfort, convenience and exclusive use of the occupants, employees and business visitors in the building or buildings:                             <ol style="list-style-type: none"> <li>Clinics, cafeterias, banks, post offices and limited retail trade and service uses, when conducted within a main or accessory building.</li> <li>Recreation facilities, provided that all such necessary buildings and uses shall be planned as an integral part of the office building development.</li> </ol> </li> <li>Signs in accordance with § 355-16.</li> <li>Necessary lighting of business and parking areas.</li> </ol> <p>*5. Helistops.</p> <ol style="list-style-type: none"> <li>Solar energy collectors, subject to the requirements of Chapter 258.</li> <li>Below-ground storage of not more than 12,000 gallons of gasoline or diesel fuel in fiberglass tanks not exceeding 12,000 gallons' capacity and solely for the use of the principal permitted user of the premises. No storage or dispensing of such fuels will be within any required minimum yard, except where the Planning Board finds that, by reason of landscaping or topography, storage may be permitted closer to a street or property line.</li> <li>Dish antennas, subject to the requirements of § 355-15.</li> <li>Electric vehicle charging stations.</li> </ol>	20 acres	500	500	150	300	300	10%	3	45	0.12 (See § 355-30G)	As in § 355-30A
<b>OBH Office Business Hotel<sup>(7)(9)(10)</sup></b>	<ol style="list-style-type: none"> <li>Hotels, on a lot with not less than 3,250 square feet of lot area for each guest sleeping room.</li> </ol>	<ol style="list-style-type: none"> <li>Uses customarily located in hotels, such as facilities for conferences, banquets, fitness and restaurants, which are open to the public.</li> <li>Solar energy collectors, subject to the requirements of Chapter 258.</li> <li>Electric vehicle charging stations.</li> </ol>	9 acres	500	400	80	80	300	10%	3	45	0.20 (See § 355-30G)	As to hotels, see § 355-G
<b>DOB-20A Designed Office Business 20A</b>	<ol style="list-style-type: none"> <li>Any uses permitted in the OB District.</li> <li>Conference/Planning facilities for use by corporate officers, employees, visitors and guests associated with the business purposes of the owner or lessee of the property.</li> </ol> <p>*3. Professional and business conference facilities.</p>	<ol style="list-style-type: none"> <li>Any uses permitted in the OB District.</li> <li>Off-street parking in accordance with Article IX.</li> <li>Day-care centers shall be located on the same lot as a principal use and be designed to primarily serve the children of the employees of the offices which constitute the principal use. Day-care centers independent of a primary use or which constitute in themselves a primary use must apply for a special use permit.</li> <li>Lodges for temporary accommodation of officers, employees, visitors and guests of the property owner or lessee associated with the use of a conference/planning facility and living quarters for custodians or caretakers of such facility.</li> </ol>	20 acres	500	500	150	300	300	10%	As in § 355-30J(3)(c)		0.15	As in § 355-30J
<b>RO Residence Office</b>	<ol style="list-style-type: none"> <li>Any uses permitted in an R-5 District, as regulated therein.</li> <li>Business and professional offices and studios, except those offering retail goods for sale from catalogs.</li> </ol>	<ol style="list-style-type: none"> <li>Any accessory buildings or uses customarily incident to a permitted use.</li> <li>Off-street parking and loading areas in accordance with Article IX.</li> <li>Signs in accordance with § 355-16.</li> <li>Necessary lighting of business and parking areas.</li> <li>Residential uses, limited to 1 dwelling unit per building. Additional dwelling units may be permitted by special permit.</li> <li>Solar energy collectors, subject to the requirements of Chapter 258.</li> <li>Electric vehicle charging stations.</li> </ol>	5,000 square feet	50	100	30	At least 8; total 18	30	30%	2 1/2	30	0.25	See § 355-30I and Chapter 195, Landmarks Preservation

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District	A use marked with an asterisk (*) is subject to conformance to additional standards as set forth in Article VII. All uses are subject to site plan approval and performance standards in accordance with Articles VIII and X. Except as specifically permitted, all uses, including storage of materials and equipment, shall be within enclosed structures. Standards shown are minimum requirements, unless otherwise indicated. Any use not specifically listed shall be deemed to be prohibited. Dimensions are in feet, unless otherwise noted.		Minimum Lot Area			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 (a) (feet)	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
<b>PBO-2A Professional Business Office 2A</b>	1. Business and professional offices and studios. 2. Research and development laboratories. 3. Banks and financial institutions. 4. Any uses permitted in an R-2A District, as regulated therein, but not on any lot occupied by another type of use permitted in the PBO-2A District.	1. Any accessory buildings or uses customarily incident to a permitted use. 2. Off-street parking and loading areas, in accordance with Article IX. 3. Signs, in accordance with § 355-16. 4. Necessary lighting of business and parking areas. 5. Limited manufacturing or servicing, when such is required to produce pilot or mockup models of products or at such other times as permitted by the Planning Board, provided that said Board finds that such use is clearly subordinate and incidental to a permitted principal use. 6. Solar energy collectors, subject to the requirements of Chapter 258. 7. Dish antennas, subject to the requirements of § 355-15. 8. Electric vehicle charging stations.	2 acres	200 (o)	200 (o)	50 (o)	50 (o)	50 (o)	20%	3	35	0.30 (See § 355-30G)	As in § 355-30B
<b>PBO Professional Business Office</b>	1. Any nonresidential uses permitted in an R-10 District, as permitted and regulated therein. 2. Business and professional offices and studios, except those offering retail goods for sale from catalogs. *3. Banks and financial institutions. 4. Fine arts instruction schools.	1. Any accessory buildings or uses customarily incident to a permitted use. 2. Off-street parking and loading areas in accordance with Article IX. 3. Signs in accordance with § 355-16. 4. Necessary lighting of business and parking areas. 5. Dish antennas, subject to the requirements of § 355-15. 6. Solar energy collectors, subject to the requirements of Chapter 258. 7. Electric vehicle charging stations.	10,000 square feet	100	100	50	20 (h)	20	20%	1	15	0.20	As in § 355-30C

**NOTES:**

Where any part of a nonresidential building is to be used for residence purposes, it shall meet all 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 of another lot, such side yard shall be at least equal to the required rear yard or such other lot.
- (f) See § 355-15E 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) Except that the Planning Board may approve one or more lots of at least two acres each and 200 feet of frontage and depth, as part of a subdivision whose lots average four acres each in area.
- (n) Except that any lot of at least one acre, wholly within the Town of North Castle, existing on April 27, 1981, may be used, provided that it meets other standards.
- (o) These requirements may be varied or reduced in connection with approval of the site plan by the Planning Board, where the size and/or shape of existing lots may warrant or require it.
- (p) Where a rear line of a lot abuts lands dedicated for park use, such minimum setback may be reduced to 50 feet.
- (q) Where the rear line of a lot abuts land utilized for rail transportation purposes, such minimum setback may be reduced or eliminated at the discretion of the Planning Board.
- (r) No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 100 feet from a private road.
- (s) No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 300 feet to a public park.
- (t) No structure shall be located closer than 300 feet from a state road.