

ZONING

355 Attachment 4

Town of North Castle

§ 355-23. Schedule of Office and Industrial District Regulations (Part 2)

[Amended 10-13-1988; 9-14-1989; 6-22-2005 by L.L. No. 6-2005; 5-10-2006 by L.L. No. 9-2006; 7-26-2006 by L.L. No. 12-2006; 12-13-2006 by L.L. No. 30-2006; 9-10-2007 by L.L. No. 18-2007; 8-13-2008 by L.L. No. 15-2008; 7-13-2011 by L.L. No. 6-2011; 8-28-2012 by L.L. No. 5-2012; 4-8-2015 by L.L. No. 3-2015; 6-28-2017 by L.L. No. 3-2017; 9-13-2017 by L.L. No. 5-2017; 1-26-2022 by L.L. No. 1-2022; 3-23-2022 by L.L. No. 3-2022; 8-14-2024 by L.L. No. 4-2024]

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) (b)	Front (feet) (c)	Side (feet) (d) (e)	Rear (feet) (f)		Lot Area	Stories		
1	2	3	4	5	6	7	8	9	10	11	12	13	14
PLI Planned Light Industry	<ol style="list-style-type: none"> Industrial uses using electric power and natural gas, and/or propane, subject to approval of a special use permit and in compliance with the conditions set forth in §§ 355-33 through 355-39 of this chapter, where the use is conducted within fully enclosed buildings and the nature of the use is such that normally it will not be dangerous to the comfort, peace, enjoyment, health or safety of the community and that it will be in harmony with the appropriate and orderly development of the district in which it is situated and adjacent districts. The Planning Board may impose any condition of use in order to ensure continued compliance with the purpose and intent of such standards and performance standards as set forth in Article X. Motels, subject to § 355-30F, on a lot of at least 5 1/2 acres and with not less than 1,600 square feet of lot area for each guest sleeping room. Business and professional offices and studios. Warehouses, excluding truck storage or truck terminal facilities. *5. Recreation centers. *6. Taxi and limousine dispatch facilities pursuant to § 355-30K. *7. Day spas. *8. Assisted-living communities, subject to the requirements of § 355-40U. 9. Fine arts instruction schools. 	<ol style="list-style-type: none"> Accessory uses as permitted in a PBO District. 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. 	4 acres (m)	300 (m)	300 (m)	100 (r)	50 (o)	100 (o)	30%	3	35	0.30 [See § 355-30G(5)]	As in § 355-30D
RELIP Research, Electronic and Light Industrial Park	<ol style="list-style-type: none"> Uses as in Nos. 1, 3 and 4 in PLI District. Taxi and limousine dispatch facilities pursuant to § 355-30K. Fine arts instruction schools. Commercial dog care facility. *5. Recreation centers. 	<ol style="list-style-type: none"> Accessory uses as permitted in a PBO District. 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. 	4 acres (m)	300 (m)	300 (m)	100 (o)	50 (o)	100 (p) (o)	30%	2	35	0.30 [See § 355-30G(5)]	As in § 355-30E

NORTH CASTLE CODE

<p>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 noted. Any use not specifically listed shall be deemed to be prohibited. Dimensions are in feet, unless otherwise noted.</p>													
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) (b)	Front (feet) (c)	Side (feet) (d) (e)	Rear (feet) (f)	Lot Area	Stories	Feet		
1	2	3	4	5	6	7	8	9	10	11	12	13	14
IND-AA Industrial AA	1. Any nonresidential uses permitted in an R-1A District, as permitted therein. 2. Business and professional offices and studios. 3. Motels, subject to the provisions of § 355-30F. *4. Business and light industrial uses meeting the standards and approved as required under item 1 of the PLI District. At the Westchester County Airport, such uses shall include the storage and repair of aircraft, the storage and distribution of aviation gasoline and warehouses (excluding truck storage or truck terminal facilities). 5. Taxi and limousine dispatch facilities pursuant to § 355-30K. 6. Fine arts instruction schools. 7. Personal training facilities. 8. Long-term parking structure pursuant to § 355-40W of the Town Code.	1. Accessory uses as permitted in a PBO District.	2 acres (n)	200 (o)	200 (o)	50 (o)	50 (o)	50 (o)	30%	2	30	0.30 [See § 355-30G(5)]	—
IND-A Industrial A	1. Any nonresidential uses permitted in an R-5 District, as permitted in an R-5 District, as permitted and regulated therein. 2. Business and professional offices and studios. 3. Supply houses, warehouses and other commercial distribution plants. 4. Manufacturing, fabricating, finishing or assembling of products. *5. Public utility exchanges or substations, but excluding battery energy storage systems consisting of Type 1 and Type 2 systems. 6. Retail fuel storage and sales, except that storage of gasoline or other highly combustible fuels above ground, shall be limited to 500 gallons in portable steel containers and below ground to 12,000 gallons in fiberglass tanks and that storage of fuel oil shall be limited to underground storage of not more than 25,000 gallons in fiberglass tanks of not more than 10,000 gallons' capacity each. No storage shall be located within 10 feet of any street or property line. 7. Public or private garages, provided that no automobile repair work, except emergency work, shall be done outdoors; no workshop 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 vehicles within 200 feet of a school, church, hospital, fire station, police station or institution for aged persons or children.	1. Accessory uses as permitted in a PBO District. 2. Outdoor storage of materials and equipment, only when determined by the Planning Board as accessory and essential to a permitted use and only when such storage areas do not exceed 15% of the lot area, are suitably screened and are approved by the Planning Board as to location and screening. *3. Short-term rental of trucks and trailers, where accessory to warehouse use of a building built prior to July 1, 1979.	5,000 square feet	50	100	10	0	10 (q)	40%	2	35	0.6	—

(continued)

ZONING

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 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
	*8. Gasoline filling and service stations, not including auto or body repair work or the parking or storage of motor vehicles other than those in connection with the permitted use.(c) 9. Auto impound (tow storage) lots pursuant to § 355-40R. 10. Taxi and limousine dispatch facilities pursuant to § 355-30K. 11. Off-street parking facilities. 12. Fine arts instruction schools.												

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 the 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, 1961, 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) May be reduced to 60 feet if no parking spaces are located between the building and the street.