

ZONING

113 Attachment 1

SCHEDULE OF USE REGULATIONS
Residential District
§ 113-36

Town of Pound Ridge, New York

[Amended 6-4-1998 by L.L. No. 5-1998; 8-13-1998 by L.L. No. 7-1998; 2-6-2014 by L.L. No. 2-2014]

In any "residential district," no "building" or "premises" shall be "used" and no "building" or group of "buildings" or part of a "building" or "structure" shall be erected, constructed, enlarged, "altered," arranged or designed to be "used," in whole or in part, except for one or more of the "uses" set forth below. Only those "uses" specifically listed as being permitted shall be permitted; all other "uses" shall be deemed to be prohibited.			
District	Permitted Principal Uses	Special Permit Uses (subject to conformance with additional standards as provided in Article VIII)	Permitted Accessory Uses
R-3A	1. "One-family dwellings."	<ol style="list-style-type: none"> 1. Churches and other places of worship. 2. Public elementary and high schools. 3. Town hall, fire station, police station, playground, park or other municipal "use." 4. Public libraries, museums, wildlife preserves or natural park reservations. 5. Water supply facilities. 6. Parochial and private elementary and high schools which meet the site standards of the State Education Department for a public school. 7. "Nursery schools." 8. Nonprofit "private membership clubs." 9. Public utility substations, transmission lines and facilities serving the area of the Town of Pound Ridge and/or immediately adjacent communities, provided that a compelling public need for each facility is demonstrated based upon preparation of an area service plan which minimizes the number of such facilities, maximizes collocation and shared "use" of said facilities, and which study analyzes alternatives to minimize the visual impacts and exposure levels. Where possible, such facilities shall be located on town-owned lands, then lands with commercial or nonresidential "uses," before locating on lands used exclusively for residential purposes. 10. Ambulance facilities. 11. Camps and day camps, provided that no structure is within 250 feet of any "street" or property line. 12. "Farms," "farm uses," "customary farm occupations," nurseries and greenhouses for commercial "use," provided that: <ol style="list-style-type: none"> (a) No storage of manure or odor- or dust-producing substance or "use" shall be permitted within 100 feet of any property line. (b) No more than 200 head of poultry at any one time shall be allowed. (c) No "building," pen or runs for poultry shall be permitted within 100 feet of any property line. (d) There shall be erected around an area "used" for poultry raising a "fence" to prevent straying, which "fence" shall be maintained in proper condition and of an appearance suitable to the surrounding neighborhood. 13. Nonprofit dramatic acts workshops, said workshops to be limited to the spoken drama; provided, however, that any "accessory buildings" to be "used" for such workshops shall meet all of the minimum requirements as a "principal building" and provided, further, that no structure to be so utilized will be located within 100 feet of any "street" or property line. 14. Residential care facilities, housing no more than 14 persons, including staff. 15. Multifamily housing (R-1A, R-2A and R-3A Residential Districts only). 16. Golf courses on lots greater than 150 acres in area. 	<ol style="list-style-type: none"> 1. Professional offices of a physician, attorney at law, dentist, musician, teacher, architect, artist, engineer, real estate broker, insurance broker or similar professional person, when conducted in a "dwelling" by the inhabitant thereof, with not more than one nonresident employee or associate in any "dwelling"; provided, however, that a physician may have one resident employee or associate in addition to one nonresident employee or associate. Such "accessory use" shall not occupy more than 25% of the "gross floor area" and shall be clearly subordinate to the principal "use" as a residence. 2. Customary home occupations, such as dressmaking, millinery, hairdressing, manicuring, laundering, preserving and home cooking, conducted only by resident occupants of the residence "building." 3. Private garden house, tool house, playhouse, greenhouse or similar private "accessory use" not "used" for commercial or public purposes. 4. Off-street parking and loading in accordance with Article X. 5. Parish house, rectory, Sunday school rooms accessory to an established church or other place of worship. 6. "Sign" located on the "building" and not exceeding three square feet in area, identifying a professional office. "Signs" not exceeding two square feet pertaining to a permitted "use" other than a professional office, including the sale, lease or rent of land or a "building" on which displayed (subject to Article IX and to the Building Code of the State of New York). 7. Private swimming pool or tennis court in accordance with § 113-91F and G hereof. No portion of any swimming pool shall be located closer than 50 feet from any "lot line" or within a supplementary setback. Spilloffs and drainage from any swimming pool shall not be permitted to flow onto adjacent property. Pool water shall be directed to flow into a drainage system designed to prevent erosion and to dissipate pool chemicals. One of the following methods shall be provided to control pool drainage: <ol style="list-style-type: none"> (a) A surface drainage path of at least 150 linear feet. (b) A surface retention area. (c) A subsurface drywell or absorption trench. No pool drainage shall flow directly into a wetlands controlled area. 8. "Private garage" for housing private passenger cars of residents and their employees living on the "premises." 9. Not more than one commercial type vehicle owned by residents living on the "premises" shall be permitted to be kept on a residential "lot," provided that such vehicle is garaged and carries current state licensing. 10. Individual water supply and sewage disposal facilities. 11. Storage of one trailer, one boat or other recreational vehicles, unregistered vehicles and equipment owned by residents living on the "premises," provided that such trailer, boat or other vehicle is enclosed by a "building" or is otherwise screened from adjoining properties and provided that no living quarters shall be maintained nor any business conducted therein while such vehicle is stored. Such "building or storage area" shall comply with all "yard" setback requirements for "buildings" but in no case shall it be permitted in the "front yard." of § 113-39.

POUND RIDGE CODE

In any "residential district," no "building" or "premises" shall be "used" and no "building" or group of "buildings" or part of a "building" or "structure" shall be erected, constructed, enlarged, "altered," arranged or designed to be "used," in whole or in part, except for one or more of the "uses" set forth below. Only those "uses" specifically listed as being permitted shall be permitted; all other "uses" shall be deemed to be prohibited.			
District	Permitted Principal Uses	Special Permit Uses (subject to conformance with additional standards as provided in Article VIII)	Permitted Accessory Uses
		17. Transmission lines of public utilities, underground only. 18. Bus passenger shelters. 19. "Wireless telecommunication services facilities."	12. Goat raising, provided that no more than one goat for each two acres of "lot area" is kept, and provided further that no "building," pen or "structure" for the "use" and housing of goats shall be erected or maintained within 100 feet of any "street" or "lot line." 13. A private stable for the housing of not more than four horses owned and "used" exclusively by the owner of such property, his household guests and employees; provided, however, that no stable shall be erected or maintained within 100 feet of any regulated area, "street" or "property line" and that no manure storage shall be permitted within 100 feet of any regulated area or property line. 14. Raising of fowl and rabbits for the personal "use" and enjoyment of the residents of the "premises," provided that: (a) Such "use" is clearly incidental and accessory to the permitted principal residential "use." (b) There shall be erected around any area "used" for fowl or rabbit raising a "fence" to prevent straying, which "fence" shall be maintained in proper condition and of an appearance suitable to the surrounding neighborhood at all times. (c) All such animals shall be contained in an enclosed "structure" at least during the hours of darkness and until 7:00 a.m. (d) All such animals, particularly roosters, shall not be allowed to disturb the peace and tranquility of neighborhoods. Crowing roosters must be enclosed in a structure secure enough to muffle their sound so that it does not disturb surrounding residents. (e) No storage of manure or odor- or dust-producing substance or "use" nor any "building" shall be permitted within 100 feet of any property side line. 15. "Dish antennas," subject to the requirements of § 113-20. 16. An "accessory apartment," subject to compliance with the standards and requirements
R-2A	Same as R-3A	Same as R-3A	Same as R-3A
R-1A	Same as R-3A	Same as R-3A	Same as R-3A (except "accessory apartments").