

ZONING

113 Attachment 3

SCHEDULE OF USE REGULATIONS
Nonresidential Districts
§ 113-41
Town of Pound Ridge, New York
[Amended 8-13-1998 by L.L. No. 7-1998]

<p>In any "nonresidence 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, "used," in whole or in part, except for one or more of the "uses" set forth below. "Uses" in the PB-B and PB-C zoning "districts" may include a coordinated group of stores designed as a unit. Only those "uses" specifically listed shall be permitted, and any "use" not listed shall be deemed to be prohibited. No "use" shall be permitted which is noxious or offensive by reason of odor, dust, smoke, vibration, radiation, danger of explosion, flashing or excessive light or harmful discharge of waste materials. The "use" of an internal combustion engine shall not be permitted unless objectionable noise and vibration is eliminated and unless it is equipped and "used" with an effective muffler or silencer.</p>			
District	Permitted Principal Uses	Special Permit Uses (Subject to conformance with additional standards as provided in Article VIII)	Permitted Accessory Uses
LNG	<p>A. As permitted and regulated in the R-2A "District." B. The continued operation and expansion of "landscape nursery and garden centers" on "lots" containing at least 20 acres and having a "frontage" of at least 500 feet on a state or county highway.</p>	<p>As permitted and regulated in the R-2A "District."</p>	<p>A. As permitted and regulated in the R-2A "District." B. On the same "lot" with a "landscape nursery and garden center," any "accessory use" permitted in the PB-B Planned Business "District," including the servicing and repair of items permitted to be sold on the "landscape and nursery and garden center" "premises."</p>
PB-A	<p>A. Stores, other than "restaurants," for the sale of goods at retail or performance of customary personal services or services clearly incident to retail sales. No fabrication or manufacturing shall be permitted, except that which is incident to, and on the same "premises" with, such retail sales, and further provided that such incidental fabrication or manufacturing is conducted entirely within a "building" and does not occupy more than 25% of such store's floor area. B. Business, professional or banking offices. C. Sit-down "restaurants." D. Telephone exchanges, not including outdoor service or storage yards. E. Churches and other places of worship. F. Governmental "buildings" and "uses," including water supply facilities. G. Residential "dwelling units," except not at the first floor level within 150 linear feet of Westchester Avenue. H. "Health, exercise or fitness clubs."</p>	<p>A. "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 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. B. Automotive service stations, automotive "garages," automobile repair shops. C. The operation of a new or "used" automobile sales business, provided that all vehicles shall be kept or stored within completely enclosed "buildings." D. "Take-out food establishments," "bakeries," "delicatessens," "sandwich shops" E. "Wireless telecommunication services facilities."</p>	<p>See § 113-46C regarding permitted "uses" in "parking areas." A. "Dish antennas," subject to the requirements of § 113-20.</p>

POUND RIDGE CODE

	In any "nonresidence 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, "used," in whole or in part, except for one or more of the "uses" set forth below. "Uses" in the PB-B and PB-C zoning "districts" may include a coordinated group of stores designed as a unit. Only those "uses" specifically listed shall be permitted, and any "use" not listed shall be deemed to be prohibited. No "use" shall be permitted which is noxious or offensive by reason of odor, dust, smoke, vibration, radiation, danger of explosion, flashing or excessive light or harmful discharge of waste materials. The "use" of an internal combustion engine shall not be permitted unless objectionable noise and vibration is eliminated and unless it is equipped and "used" with an effective muffler or silencer.		
District	Permitted Principal Uses	Special Permit Uses (Subject to conformance with additional standards as provided in Article VIII)	Permitted Accessory Uses
PB-B	<p>A. Stores, other than "restaurants," for the sale of goods at retail or performance of customary personal services or services clearly incident to retail sales, except no automobile sales, service stations, "garages," auto repair shops or car washes. No fabrication or manufacturing shall be permitted, except that which is incident to and on the same "premises" with such retail sale, and further provided that such incidental fabrication or manufacturing is conducted entirely within a "building" and does not occupy more than 25% of such store's floor area.</p> <p>B. Business, professional or banking offices.</p> <p>C. Sit-down "restaurants."</p> <p>D. Telephone exchanges, not including outdoor service or storage yards.</p> <p>E. Places of worship.</p> <p>F. Governmental "buildings" or "uses."</p> <p>G. Residential "dwelling units" on the second and third floor levels only.</p> <p>H. "Health, exercise or fitness clubs."</p>	<p>A. Sewage treatment plants or water supply facilities.</p> <p>B. "Public utility" substations and transmission lines and facilities serving the area of the Town of Pound Ridge and/or immediately adjacent communities, as permitted and regulated in the PB-A "District."</p> <p>C. "Take-out food establishments," "bakeries," "delicatessens," "sandwich shops."</p> <p>D. "Wireless telecommunication services facilities."</p>	<p>A. Off-"street" parking and loading in accordance with Article X, which shall not be construed to include the storage, display, servicing or dismantling of automobiles or other vehicles.</p> <p>B. Signs as permitted by the Town Sign Law (Chapter 88).</p> <p>C. Fully enclosed refuse-storage facilities.</p> <p>D. Other "uses" customarily incidental and accessory to a permitted principal "use" in this "district" and located on the same "lot" therewith.</p> <p>E. "Dish antennas" subject to the requirements of § 113-20.</p>
PB-C	As permitted and regulated in the PB-B "District," except that land in the PB-C "District" shall not be "used" for "restaurant" purposes.	As permitted and regulated in the PB-B "District," except that land in the PB-C "District" shall not be "used" for "restaurant," "take-out food establishment," "bakery," "delicatessen" or "sandwich shop" purposes.	As permitted and regulated in the PB-B "District."