

ZONING

43 Attachment 4

Town of Orangetown

Table of General Use Regulations
(§ 3.11)
MFR District

[Amended 6-24-1991 by L.L. No. 7-1991; 4-27-1992 by L.L. No. 5-1992]

(For use of table, see § 3.2)

1	2	3	4	5	6	7
District	Uses Permitted by Right	Uses by Special Permit	Conditional Uses by Planning Board	General Accessory Uses	Minimum Required Off-Street Parking Spaces	Additional Use Regulations (See Note 13)
MFR	<p>1. Dwelling units of all types, except single-family and 2-family detached residences.</p>	<p>Town Board</p> <p>1. Public utility and railroad rights-of-way, high-tension transmission lines, accessory poles and towers.</p> <p>2. Senior citizen housing, subject to § 4.32(G).</p> <p>Zoning Board</p> <p>1. Convalescent and nursing homes and institutions for children and the aged, whether or not operated for profit.</p>	<p>1. Child day-care centers with all parking and outdoor play areas complying with as required yards, as provided for in § 3.12.</p> <p>2. Satellite dish antennas</p>	<p>1. Dwelling unit for superintendent, with no more than 2 bedrooms.</p> <p>2. For any institutional use: 1 dwelling unit for a caretaker, gatehouse reception office or watchman's post.</p> <p>3. The following private structures when provided as an integral part of an overall development: green-houses, barns, silos, toolsheds, main service buildings, garages, tennis (and similar) courts, water tanks, swimming pools, pump houses, clubhouses, recreational structures.</p> <p>4. Accessory parking subject to Article VI and the requirements of Column 6 of this Use Table. All parking spaces shall be restricted to the parking of private passenger cars and maintenance vehicles or minibuses serving the property.</p> <p>5. Accessory loading.</p> <p>6. Temporary structures for storage of equipment and materials, used in conjunction with the construction of residential development thereon, and temporary sales offices.</p> <p>7. For any residence, 1 sign no larger than 2 square feet in total sign area bearing the name of the resident. Such nameplates and signs shall not be illuminated.</p> <p>8. For any permitted nonresidential establishment or institution, the Board of Appeals may permit 1 sign not over 20 square feet in area which may be illuminated, provided that the light source is not visible to, or directed toward, a residential use, and is located at least 25 feet from any lot line.</p> <p>9. For any premises for sale or for rent. 1 temporary nonilluminated "for sale" or "for rent" sign not over 9 square feet in area, located at least 10 feet from the designated street line.</p> <p>10. Each residential development may have its name displayed on 1 name sign, for each street providing access, each of which shall not be over 20 square feet in total sign area and located at least 25 feet from any lot line.</p> <p>11. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in § 3.12.</p>	<p>Use</p> <p>At Least 1 Parking Space for Each</p> <p>1. Residences 1 1/2 parking spaces for each 1-bedroom unit and 2 spaces for each 2-bedroom unit. At least 1/4 of all required parking shall be enclosed. At least 20% of required parking shall be available for guests. Guest parking shall be in groups of 5 or more spaces. Driveways shall not be considered as parking spaces for purposes of meeting these requirements.</p> <p>2. Houses of worship, public buildings, community and recreation buildings 200 square feet of gross floor area, but not less than 1 space for each 5 seats provided</p> <p>3. Convalescent or nursing homes and institutions for the aged 2 beds</p> <p>4. Senior citizen housing 1 1/4 spaces per dwelling unit</p> <p>5. Child day-care centers Staff member, plus 1 parking space per 10 children</p>	<p>1. In addition to the particular requirements for any use listed in Columns 3 and 4, the Town Board, Board of Appeals or Planning Board, as specified, where reasonable and appropriate, may require fences and other safety devices, landscaping, screening, access roads and buffer areas.</p> <p>2. No use listed in Column 3 shall be permitted for which there shall not be sufficient access suitably located to avert prospective traffic congestion or hazard.</p> <p>3. All uses shall obtain site plan approval from the Planning Board.</p> <p>4. All uses, including public utility uses, shall obtain approval from the Architectural and Community Appearance Board of Review. Public utility uses shall include a plan for revegetation or landscaping.</p> <p>5. All parking spaces of any nonresidential use, excepting special permit uses, shall not be closer than 20 feet to any lot line, and the required buffer area shall be permanently landscaped.</p> <p>6. For residential uses, the following additional requirements shall apply:</p> <p>(a) All open areas not used for buildings, parking spaces and driveways shall be suitably landscaped or left in its natural state, as determined by the Planning Board.</p> <p>(b) A specifically designated area or areas shall be available for recreational use of the residents.</p> <p>(c) 25% of the entire tract shall be reserved as usable open space for use by all residents of the development.</p>

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						<ul style="list-style-type: none"> (d) Facilities for refuse disposal shall be provided for all dwelling units. Collection areas shall be maintained and conveniently located for all groups of dwelling units. All storage containers for the collection of solid waste and not within principal buildings shall be enclosed on at least 3 sides by roofed permanent structures. All refuse containers shall have permanently attached covers. The location of containers shall be subject to approval of a site development plan by the Planning Board. (e) Open parking areas (not including access driveways) shall not be closer than 20 feet to any building or lot line. (f) No active exterior recreation facility such as, but not limited to, a swimming pool, tennis court or other recreational facility shall be closer than 30 feet to any building or 50 feet to any lot line or be between a building line and a public street. (g) Traffic directional signs shall be provided as required by the Planning Board on recommendation of the Traffic Advisory Board. (h) All walks, outside steps, vehicular entranceways, exitways and intersections of roads shall be adequately lighted; said lighting shall not be directed on adjacent streets or properties. (i) Buildings shall be individually identified and clearly marked with signs sufficiently illuminated to be visible from roadways or access drives at all times. (j) Group garages, if provided, shall be architecturally compatible with principal buildings. (k) Recreational areas and facilities shall be solely for the use of residents of the development and their guests.

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						<ul style="list-style-type: none"> (l) There shall be not more than 6 units in any building. (m) Opaque fencing, aesthetically attractive on both sides, at least 6 feet in height, shall be placed along any property lines abutting a nonresidential use or nonresidential zone. The Planning Board may waive this requirement where adequate fencing, properly maintained, already exists on adjacent properties. (n) Internal roads shall be paved as follows: 2-way internal roads shall be paved at least 24 feet in width, while 1-way internal roads may be 14 feet in width if not used as parking aisles. (o) A single access road shall be provided and paved to a width of at least 24 feet for developments of not more than 50 units. For developments in excess of 50 units, a double-paved roadway of at least 24 feet and a median of 10 feet shall be provided, or multiple single access roads shall be provided. The Planning Board may require internal roads to be built to town specifications and offered for dedication to the town.

NOTES:
¹ Editor's Note: See Ch. 2, Architectural and Community Appearance Board of Review.