

ZONING

215 Attachment 10

Town of Stony Point  
 TABLE OF GENERAL USE REQUIREMENTS  
 PART I: RESIDENTIAL DISTRICTS  
 R-1, SRC and R-W Districts

[Amended 12-23-1985; 6-10-1986; 5-8-1990; 6-14-1994 by L.L. No. 3-1994; 5-13-1997 by L.L. No. 8-1997; 4-14-1998 by L.L. No. 4-1998; 9-12-2000 by L.L. No. 5-2000; 3-13-2001 by L.L. No. 2-2001; 4-9-2003 by L.L. No. 7-2003; 7-12-2005 by L.L. No. 4-2005; 1-23-2018 by L.L. No. 1-2018; 4-27-2021 by L.L. No. 4-2021]

A District	B Uses Permitted by Right	B-1 Use Group	C Conditional Uses by Planning Board (Subject to Articles XI and XII)	C-1 Use Group	D Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	D-1 Use Group	E Accessory Uses Permitted by Right	F Minimum Off-Street Parking Spaces		G Additional Use Requirements
								For	At Least 1 Parking Space For Each	
R-1	1. Same as RR No. 1 (agriculture) 2. One-family detached residences with municipal water and sewer service	h.1	1. Same as RR Nos. 1 (public park, playground and outdoor recreation facility), 3 (nursery schools), 7 (libraries, museums and art galleries), 8 (dormitories) and 10 (day-care center) 2. Two-family detached residences with municipal water and sewer service A lot containing 2 dwelling units in the same building or a dwelling unit in both a principal building and an accessory building on the same lot shall be considered a two-family use. 3. Community place of worship subject to § 215-92.5 4. Neighborhood place of worship subject to § 215-92.5 5. Residential gathering place subject to § 215-92.6 6. Schools of general instruction	f  h.2  c f n/a c	1. Same as RR Nos. 1 (utilities), 2 (public utility buildings), 3 (hospitals), 4 (cemeteries), 5 (nursing homes), 8 (ambulance facilities) and 9 (bed-and-breakfast) 2. Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X <sup>1</sup> 3. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a) <sup>1</sup> 4. Caretaker's and servants' quarters 5. Large-scale solar generation facility	—  h.2  h.1	1. Same as RR Nos. 1 (agriculture), 2 (trailer), 3 (animals), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 and 9 (signs), 10 (home occupations) and 11 (stands)	1. Same as RR 2. Two-family detached residence 3. Places of worship and residential gathering places 4. School of general instruction	1/2 dwelling unit  200 square feet of floor area or 5 seats' capacity, whichever is greater  300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories see § 215-80B	1. Same as RR
SRC	None	--	1. Community place of worship subject to § 215-92.5 2. Neighborhood place of worship subject to § 215-92.5 3. Residential gathering place subject to § 215-92.6 4. Schools of general instruction	c f n/a c	1. Senior citizen housing subject to § 215-86 2. Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X <sup>1</sup> 3. Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a) <sup>1</sup>	J J  d.4	1. Cafeterias and dining halls 2. Community space 3. Signs subject to Column G	1. Same as RR 2. Senior citizen housing 3. Senior assisted living 4. Senior independent living apartments 5. Senior townhouse 6. Places of worship and residential gathering places 7. School of general instruction	1 1/2 space per bedroom, plus 2 spaces for superintendent's apartment 4 units, plus 1 for each employee at peak shift Each unit  2 spaces for each unit 200 square feet of floor area or 5 seats capacity, whichever is greater 300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories see § 215-80B.	1. 1 detached identification sign indirectly illuminated along a public street shall not exceed a total sign area of 25 square feet, shall not have a height over 4 feet and shall have a setback of 20 feet. 2. 1 identification sign, indirectly illuminated, for each building, provided that it is located not closer than 10 feet from any street or driveway and shall not exceed a total sign area of 5 square feet and shall not exceed a height of 3 feet

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								For	At Least 1 Parking Space For Each	
R-W	<ol style="list-style-type: none"> <li>1-family detached residences with municipal water and sewer service</li> <li>2-family detached residences with municipal water and sewer service</li> <li>Waterfront trails, parks, scenic overlooks and playgrounds</li> </ol>	<p>h.3</p> <p>h.4</p>	<ol style="list-style-type: none"> <li>Conversion of existing 1-family detached residence to a 2-family detached residence</li> <li>Nursery schools</li> <li>Community place of worship subject to § 215-92.5</li> <li>Neighborhood place of worship subject to § 215-92.5</li> <li>Residential gathering place subject to § 215-92.6</li> <li>Schools of general instruction subject to § 215-80</li> </ol>	<p>h.3</p> <p>f</p> <p>c</p> <p>f</p> <p>n/a</p> <p>c</p>	<ol style="list-style-type: none"> <li>Same as RR No. 9 (bed-and-breakfast)</li> <li>Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X<sup>1</sup></li> <li>Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)</li> </ol>	<p>--</p> <p>h.2</p> <p>h.1</p>	<ol style="list-style-type: none"> <li>Accessory to any 1-family residence or agricultural use, the following private structures: greenhouses, barns, silos, toolsheds, garages, tennis courts, swimming pools and other similar structures</li> <li>Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length</li> <li>Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals, excluding, however, all pigs and cattle Domestic animals, except cats and dogs, shall be maintained in an enclosure or fenced area not less than 75 feet from any plot line</li> <li>Keeping of not more than 2 nontransient roomers or boarders</li> <li>Accessory parking subject to Column F</li> <li>For any residence and home occupation, if any on the premises: 1 announcement sign not over 10 feet from the designated street line Where illuminated such signs shall be kept indirectly illuminated by a constant light integral to the sign.</li> <li>For any structure for sale or rent: 1 temporary illuminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 15 feet from the designated street line</li> <li>Accessory home occupations</li> </ol>	<ol style="list-style-type: none"> <li>Buildings or open stands for display and sale of agricultural products</li> <li>Places of worship and residential gathering places</li> <li>1-family residences</li> <li>2-family detached residences</li> <li>Libraries, museums and art galleries</li> <li>School of general instruction</li> </ol>	<p>5 feet of frontage or 100 square feet of floor/sale area, whichever requirement is less</p> <p>200 square feet of floor area or 5 seats' capacity, whichever is greater</p> <p>1/2 dwelling, plus 2 for any home occupation, plus 1 for each nontransient roomer or boarder up to a maximum of 6, not more than 3 of which shall be visible to the public way</p> <p>1/2 dwelling unit</p> <p>150 square feet in such use, plus 1 for each employee</p> <p>300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories see § 215-80B</p>	<ol style="list-style-type: none"> <li>Same as RR</li> <li>A buffer of not less than 100 feet shall be provided between any use and any designated wetland area.</li> </ol>

NOTES

<sup>1</sup> Any appurtenant structure associated with the communications facility is not considered an accessory structure.