

ZONING

215 Attachment 12

Town of Stony Point

TABLE OF GENERAL USE REQUIREMENTS
PART II: NONRESIDENTIAL DISTRICTS
O and LI Districts

[Amended 12-23-1985; 12-12-2000 by L.L. No. 7-2000; 3-13-2001 by L.L. No. 2-2001; 4-9-2003 by L.L. No. 7-2003; 6-14-2006 by L.L. No. 4-2006; 10-13-2009 by L.L. No. 3-2009; 1-25-2011 by L.L. No. 3-2011; 10-8-2013 by L.L. No. 2-2013; 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	
O	<ol style="list-style-type: none"> Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use Corporate parks Medical and dental clinics and health service facilities Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)¹ Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X¹ Wireless communications facilities on existing utility structures as per A(1)(c)¹ 	H L L	<p>Commercial recreation establishment indoor recreation use only subject to § 215-92.1</p> <p>School of special instruction subject to § 215-80</p>	F I	<ol style="list-style-type: none"> Same as RR Nos. 1 (utilities), 2 (public utility buildings) and 4 cemeteries) Hotels and motels Wireless communications antenna tower and appurtenant structure(s)¹ 	— K	<ol style="list-style-type: none"> Same as BU Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage) and 6 (signs) Maintenance and utility shops for the upkeep and repair of buildings and structures on the site, central heating and air-conditioning plants, power substations, water supply and sewage disposal facilities, training schools for employees, communication facilities, company clinics, employee dining and recreation facilities, company stores and guest lodges, all of which are for the exclusive use of employees and visitors to the building but not for the general public Caretaker's residence Business identification signs 	<ol style="list-style-type: none"> Same as BU Nos. 1 (public utility buildings), 10 (hotels and motels) and 11 (utilities) Office buildings and corporate parks Medical and dental clinics and health service facilities Commercial recreation establishments, indoor only Same as LI No. 6 (School of special instruction) 	<p>250 square feet, plus 3 per suite</p> <p>250 square feet, plus 3 per suite</p> <p>Not less than the highest design hour as determined by the Planning Board</p> <p>Not less than the highest design hour as determined by the Planning Board;</p>	<ol style="list-style-type: none"> Buffer areas equal to the respective required setback shall be provided between the proposed use and any residential district boundary, except that the Planning Board may reduce the buffer at the time of site development plan review to not less than 50 feet where, owing to topographic or other conditions, or characteristics of proposed use, there will be no foreseeable interference with the use and enjoyment of residentially zoned properties. The minimum distance between detached buildings shall be the height of the highest wall, plus 15 feet. Fire access shall be provided on all sides of any proposed structure that is not rated Type One under the State Building Construction Code (C202-2). The maximum length or extent of any building shall not exceed 66% of the lot width unless there shall be breaks or other separations of the structure to develop an open, uncrowded appearance on the lot. Accessory outdoor storage areas shall be screened from any residential district by fences or other permanent materials or walls acceptable to the Planning Board. There shall be no parking or storage permitted in any space between buildings except as specifically approved and shown on the site development plan as safe and clear of fire apparatus travel lanes. No entrances and exists for any parking area or loading area for an industrial building shall be located within 200 feet of any residential district nor of any road classified as a local road on the Official Map.

STONY POINT CODE

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								For	At Least 1 Parking Space For Each	
LI	<ol style="list-style-type: none"> Office buildings for business and professional use Industrial uses which may include the manufacturing, fabricating, processing, concerting, altering, assembling, testing or other handling of products Wholesaling, warehousing and distribution business Freight and truck transfer terminals Commercial recreation establishment, indoor use only Wireless communications facilities on existing radio, television, transmission towers, etc., as per A(1)(a)¹ Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X¹ Wireless communication facilities on existing utility structures as per A(1)(c)² 	<p>I</p> <p>I</p> <p>I</p> <p>I</p> <p>F</p> <p>B</p> <p>B</p> <p>B</p>	<ol style="list-style-type: none"> Same as RR No. 1 (outdoor facilities) Outdoor recreation facilities/uses associated with a commercial recreation establishment subject to § 215-92.1 Contractor's material and storage yards subject to § 215-88 Automobile washing facilities subject to § 215-87 Printing, publishing and copy establishments Nursery and/or landscaping supply (retail and wholesale) Building supply (retail and wholesale), lumberyards Accessory retail or sales of products assembled, processed, manufactured on site Research laboratories School of special instruction, subject to § 215-80 	<p>—</p> <p>F</p> <p>I</p> <p>F</p> <p>B</p> <p>I</p> <p>I</p> <p>B</p> <p>I</p> <p>I</p>	<ol style="list-style-type: none"> Wireless communications antenna tower and appurtenant structure(s)¹ 	B	<ol style="list-style-type: none"> Same as BU Nos. 1 (parking), 2 (loading), 3 (temporary structures), 4 (storage) and 6 (signs) Same as O Nos. 2 (maintenance and ancillary facilities) and 3 (signs) 	<ol style="list-style-type: none"> Same as BU Nos. 1 (public utility buildings), 10 (hotels and motels) and 11 (utilities) Industrial uses Contractor material and storage yards Commercial recreation Office buildings and corporate parks School of special instruction 	<p>2 employees in the maximum working shift, plus 1 space per 150 square feet of office area, plus 1 for each 2 employees</p> <p>Not less than the highest design hour as determined by the Planning Board</p> <p>250 square feet, plus 3 per suite</p> <p>Not less than the highest design hour as determined by the Planning Board</p>	<ol style="list-style-type: none"> Same as O Nos. 1, 2, 4 and 5 No entrances or exits for any parking or loading area shall be located within 300 feet of residential district. For freight and/or truck transfer terminals, no part of the use and uses accessory thereto, including driveways, shall be closer than 500 feet to a residential use in a residential district. Any industrial use proposed for this district shall, in addition to any other application requirements, provide a detailed description of mechanical, compressive and chemical processes with the corresponding OSHA 2206 code requirements and the applicant's proposed means of meeting those criteria.

NOTES:

1 Any appurtenant structure associated with the communication facility is not considered an accessory structure.

2 The maximum height limitations for wireless communication facilities in the BU, O, LI, LI-2, SR and PW Districts shall be regulated by the Wireless Communications Law (L.L. No. 4-2002) set forth in § 215-66 et seq. of the Code of the Town of Stony Point.