

ZONING

215 Attachment 13

Town of Stony Point

TABLE OF GENERAL USE REQUIREMENTS
PART II: NONRESIDENTIAL DISTRICTS
SR and PW Districts

[Amended 12-23-1985; 6-14-1994 by L.L. No. 3-1994; 5-13-1997 by L.L. No. 8-1997; 3-13-2001 by L.L. No. 2-2001; 4-9-2003 by L.L. No. 7-2003; 3-10-2015 by L.L. No. 2-2015; 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 XIII and XVIII) | 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 | |
| SR | <ol style="list-style-type: none"> Public parks, waterfront trails and scenic overlooks Wetland conservation areas | — | <ol style="list-style-type: none"> Community place of worship subject to § 215-92.5 Neighborhood place of worship subject to § 215-92.5 Residential gathering place subject to § 215-92.6 Schools of general instruction subject to § 215-80 | M | <ol style="list-style-type: none"> One-family detached residence Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)¹ Wireless communication 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 Wireless communications antenna tower and appurtenant structure(s)¹ | M B B K | <ol style="list-style-type: none"> 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 Accessory to a 1-family residence: storage of not more than 1 unoccupied trailer or boat not exceeding 35 feet in length | <ol style="list-style-type: none"> Same as RR One-family residences Place of worship School of general instruction | <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>200 square feet of floor area or 5 seats' capacity, whichever is greater</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"> A natural vegetative buffer with a minimum dimension of the respective setback may be required as a condition of approval for any special permit use where such uses may adversely affect the residential character of the neighborhood. The buffer, if required, shall be provided between the proposed special permit use and any lot in a residential district. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where adjacent use is similar to that proposed. A natural vegetative buffer of not less than 100 feet shall be provided between any use and any designated wetland area. An application for a 1-family residence shall not be deemed complete until all required town and state wetland permits have been obtained and submitted. |

STONY POINT CODE

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| | | | | | | | | For | At Least 1 Parking Space for Each | |
| P W | <ol style="list-style-type: none"> Public recreational facilities requiring waterfront access such as boat launches and fishing piers Waterfront parks, trails and scenic overlooks Maritime centers and similar facilities which utilize the waterfront for educational, recreational or scientific purposes Municipal community centers Existing marinas and related uses Existing oil and fuel storage and distribution facilities Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)¹ Wireless communication 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 Sit-down restaurants | — — K K K h.5 h.5 h.5 D | <ol style="list-style-type: none"> Fish bait and tackle shops Small boat (less than 20 feet), sailboard and accessory equipment rental and sales shops Waterfront mixed-use development subject to § 215-92.3 Community Place of Worship subject to § 215-92.5 School of general instruction subject to § 215-80 | L L N c c | <ol style="list-style-type: none"> Expansion of existing marinas or new marinas and related uses such as: <ul style="list-style-type: none"> Facilities for hauling, launching and dry storage of boats Facilities for building, repairing and maintaining boats, marine engines and other marine equipment up to 100 tons Sales of items specifically related to marina use Facilities for docking and mooring of boats Facilities for pumping out marine holding tanks Facilities for dispensing of fuel or lubricants, provided that no more than 15,000 gallons of fuel are stored Public utility structures and rights-of-way Membership clubs, such as beach, country and yacht clubs dependent on a waterfront location Expansion of existing oil and fuel storage and distribution facilities Bed-and-breakfast Wireless communications antenna tower and appurtenant structure(s)¹ | K K K K K a K K g | <ol style="list-style-type: none"> Use accessory to membership clubs, as follows: <ul style="list-style-type: none"> Boathouses, boat launches Health and fitness clubs Dining, entertainment and bar facilities located within the principal building Club administrative offices Other uses accessory to membership clubs Uses accessory to waterfront mixed-use developments, including the following: <ul style="list-style-type: none"> Clubhouses Swimming pools Tennis courts Walking trails Esplanades and similar linear recreational areas Uses customarily accessory to marinas, including vertical boat storage (boatels) Retail kiosks. Retail kiosks shall not exceed 500 square feet Off-street parking and loading areas or structures, in accordance with Article VII For any structure for sale or rent, 1 temporary nonilluminated "for sale" sign or "for rent" sign not over 15 square feet in area, located at least 15 feet from the designated street line 1 detached identification sign indirectly illuminated along a public street, which 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 15 feet 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 10 square feet, nor a height of 3 feet | <ol style="list-style-type: none"> Maritime centers Membership clubs Fish bait and tackle shops Small boat and sailboard rental and sales shops Marinas and related uses Oil and fuel storage and distribution facilities Multifamily residences One-family attached residences Sit-down restaurants Local convenience commercial Local office business Boatel vertical dry dock boat storage One-family detached residences Commercial recreation uses Day-care center Place of worship School of general instruction | <ol style="list-style-type: none"> 300 square feet of floor area 2 members, plus 1 space per 2 seats in any dining room or bar 150 square feet of floor area 150 square feet of floor area 2 boat slips, and 25% of such spaces shall be double length to accommodate cars with trailers, plus 1 per 150 square feet of office space, plus 1 space for each 2 employees, plus 1 space per 125 square feet of floor area devoted to marina sales facilities 2 employees 1 bedroom 0.4 dwelling 100 square feet of dining area 200 square feet of floor area 300 square feet of floor area 4 boat storage spaces 0.5 dwelling Not less than the highest design hour as determined by the Planning Board 250 square feet of gross floor area 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 6; for dormitories see § 215-80B | <ol style="list-style-type: none"> A buffer of not less than 30 feet shall be provided between any use first permitted in this district and any lot in a residence district. A buffer of not less than 50 feet will be provided between any conditional use or special permit use and any lot in a residence district. Outdoor storage areas shall be screened from any adjoining property by fences or other permanent materials or walls acceptable to the Planning Board. A buffer of not less than 100 feet shall be provided between any use and any designated wetland area. |

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, 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.