

ZONING

215 Attachment 9

Town of Stony Point
TABLE OF GENERAL USE REQUIREMENTS
PART I: RESIDENTIAL DISTRICTS

RR District

[Amended 12-23-1985; 5-8-1990; 5-13-1997 by L.L. No. 8-1997; 4-14-1998 by L.L. No. 4-1998; 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	
RR	<ol style="list-style-type: none"> The following agricultural operations, provided there shall be no structures or storage of odor- or dust-producing substances within 200 feet from any lot line: <ul style="list-style-type: none"> Nurseries and greenhouses Open-field agriculture Keeping, breeding and raising of cattle, sheep, goats and horses on lots of 20 acres or more but not within 100 feet of any lot line 1-family detached residences without municipal sewer and water service and located in an area having severe development limitations¹ 1-family detached residences, with either municipal sewer or water service and located in an area having severe development limitations, and without such services and located in an area having slight or moderate development limitations¹ 	<p>b</p> <p>d.1</p> <p>d.2</p>	<ol style="list-style-type: none"> Public parks, playgrounds, outdoor recreation facilities and municipal community centers Schools of general instruction Nursery schools 1-family detached residences with municipal sewer and water and located in an area having slight or moderate development limitations.³ (Reserved)⁴ Home professional offices Libraries, museums and art galleries Accessory to schools of general instructions; dormitories subject to § 215-80 Camps, day camps, summer colonies and recreational facilities subject to § 215-85 Day-care center 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 	<p>e</p> <p>c</p> <p>f</p> <p>d.3</p> <p>d.4</p> <p>d.4</p> <p>N/A</p> <p>f</p> <p>c</p> <p>f</p> <p>n/a</p>	<ol style="list-style-type: none"> Surface, underground or overhead utilities Public utility buildings Hospitals and sanatoriums¹ Cemeteries on lots not exceeding 10 acres Nursing homes¹ Sand pits, gravel pits and excavation operations¹ Animal shelters subject to § 215-82 Ambulance facilities Bed-and-breakfast Wireless communications facilities on existing buildings as per A(1)(b), subject to Article X⁵ Wireless communications facilities on existing radio, television, transmission towers, etc. as per A(1)(a)⁵ Caretaker's and servants' quarters Schools of general or special instruction 	<p>a</p> <p>a</p> <p>g</p> <p>b</p> <p>e</p> <p>b</p> <p>b</p> <p>e</p> <p>d.1</p> <p>d.3</p>	<ol style="list-style-type: none"> Accessory to a 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 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 for cats and dogs, shall be maintained in an enclosure or fenced area not less than 75 feet from any plot line. Keeping of not more than 2 nontransient roomers or boarders, provided that in sum the household population shall not exceed that specified for a family Accessory parking subject to Column F Accessory loading Storage goods, equipment, raw materials or products accessory to any permitted use, screened from all property lines 	<ol style="list-style-type: none"> School of general instruction Buildings or open stands for display and sale of agricultural products Places of worship and residential gathering places Hospitals Sanatoriums, nursing homes and convalescent facilities Public utility buildings Cemeteries Home professional offices 	<p>300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 per 2 enrolled students over the age of 16; for dormitories see § 215-80.B.</p> <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 (school areas same as No. 1)</p> <p>1 bed plus 1 per 250 square feet of outpatient clinic floor area, plus 1 per 150 square feet of separate physician office space</p> <p>2 beds</p> <p>Employee in the maximum working shift</p> <p>Minimum capacity for 40 vehicles clear of any public street</p> <p>A maximum of 6 spaces, not more than 3 of which shall be visible to the public way, plus 2 for residence</p>	<ol style="list-style-type: none"> A buffer with a minimum dimension of the respective setback may be required as condition of approval for any conditional or 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 conditional or 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.

STONY POINT CODE

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses Permitted By Right	Use Group	Conditional Uses by Planning Board (Subject to Articles XI and XII)	Use Group	Uses by Special Permit of the Town Board (Subject to Articles XIII and XVIII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces		Additional Use Requirements
								For	At Least 1 Parking Space For Each	
							8. 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 indirectly illuminated by a constant light integral to the sign. 9. For any structure for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 15 feet from the designated street line 10. Accessory home occupations 11. Accessory to an agricultural operation, buildings or open stands for display of agricultural products	9. Nursery schools 10. 1-family residences 11. Ambulance facilities 12. Libraries, museums and art galleries	1 per 100 square feet of floor area in such use or 1 per 4 seats' capacity, whichever requirements is greater 1/2 dwelling, plus 2 for any home occupations, 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 As determined in the special permit 150 square feet in such use, plus 1 for each employee	

NOTES:

- ¹ Development limitations as depicted in Town of Stony Point Development Plan, 1973. The Planning Board will entertain an applicant's assertion that the subject lands should be reclassified relative to development limitation. Such assertion must be fully documented with site-specific information.
- ² Editor's Note: Former Item 4, regarding one-family residences with either sewer or water in areas having slight or moderate limitations, was repealed 6-14-1988 with the following exception: "The readoption of the Zoning Ordinance insofar as the amendment of § 215-11, Table of General Use Requirements, shall not apply to subdivision maps that have received final approval from the Stony Point Planning Board prior to June 14, 1988, for three years from the date the Planning Board granted final approval."
- ³ A traffic study may be required by the Planning Board.
- ⁴ Editor's Note: Former Item 5, regarding one-family residences with sewer and water in areas having slight or moderate limitations, as amended 12-23-1985, was repealed 6-14-1988 with the following exception: "The readoption of the Zoning Ordinance insofar as the amendment of § 215-11, Table of General Use Requirements, shall not apply to subdivision maps that have received final approval from the Stony Point Planning Board prior to June 14, 1988, for three years from the date the Planning Board granted final approval."
- ⁵ Any appurtenant structure associated with the communication facility is not considered an accessory structure.