

TOWN OF NORTH CASTLE

Local Law No. ____ for the year 2013

A Local Law to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 14.7 acres located along the northerly side of Banksville Avenue, adjacent to the Town of Greenwich, Connecticut, from its present GB General Business District classification to the newly created CB-C Central Business C District and to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 1.0 acres located at the northeasterly corner of the intersection of Bedford-Banksville Road and Banksville Avenue from its present GB General Business District classification to CB-B Central Business B District.

Section 1. Amend Section 213-4 of the Town Code to add CB-C Central Business C below the GB entry.

Section 2. Amend Section 213-5 of the Town Code to create a new Zoning District to be known as CB-C Central Business C District.

Section 3. Amend Section 213-20 Schedule of Business District Regulations to include the following new Zoning District information:

District	Permitted Principal Uses	Permitted Accessory Uses	Minimum Lot Size			Minimum Yards			Maximum Building Coverage	Maximum Building Height		Floor Area Ratio	Other Standards and Requirements
			Area	Frontage	Depth	Front (feet)	Side (feet)	Rear (feet)	Lot Area (percent)	Stories	Feet		
CB-C	<p>1. Any uses permitted in an R-1/2A District, as permitted and regulated therein.</p> <p>2. Any uses permitted in an SC District:</p> <p><u>2. Stores and shops for the conduct of retail businesses, restaurants, and personal service establishments, except those offering dry-cleaning services that are not connected to a public sewer system, banks and business and professional offices and studios, all uses limited to 1,500 square feet of Gross Floor Area.</u></p> <p><u>3. Carry-out restaurant, limited to 1,500 square feet of Gross Floor Area.</u></p> <p><u>4. Fine Arts Instruction School</u></p> <p>5. Arts and crafts occupations.</p> <p>4. Printing establishments with a gross floor area not exceeding 3,000 square feet.</p> <p>5. Wholesale and storage uses, except junkyards, in completely enclosed buildings.</p> <p>6. Automotive body shops in completely enclosed buildings and with a gross floor area not exceeding 2,000 square feet.</p> <p>7. Theaters and clubs, in completely enclosed buildings.</p> <p>8. Building materials storage and sales.</p> <p>9. Public or private garages, provided that no automobile repair work, except emergency work, shall be done outdoors; no workshops</p>	<p>1. Accessory uses associated with principal uses 2-7; accessory uses as permitted in a CB-B District.</p> <p><u>2. Accessory to a non-residential use, a garage used only for the storage of motor vehicles associated with a permitted principal use.</u></p> <p><u>3. Accessory uses associated with principal use 1; accessory uses as permitted in an R-1/2A District.</u></p>	10,000 square feet	100	100	25	10	25	20	2	30	0.3	

<p>shall be nearer than 25 feet to any street or residential lot line; no opening shall be located in any side or rear walls or roof facing any adjoining residential lot line, except as required by fire safety and building code regulations; and no such opening shall be located within 15 feet of any other side or rear lot line, except for a fixed wire glass window in a noncombustible frame. No garage accommodating more than 5 motor vehicles shall have an entrance or exit for vehicles within 200 feet of a school, church, hospital, fire station, police station or institution for aged persons or children.</p> <p>*6. Public utility exchanges or substations.</p> <p>*11. Gasoline filling and service station, not including the parking or storage of motor vehicles other than those in connection with the permitted use.(c)</p> <p>*12. Storage of contractor's equipment.</p> <p>*7. Recreation centers.</p>												
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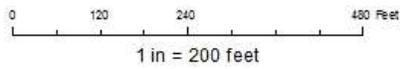
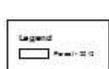
Section 4. Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 213-5 of the Town Zoning Code, so as to reclassify all or a portion of the following listed properties, as shown on the attached map, from GB General Business District to CB-C Central Business C District:

<u>Section</u>	<u>Block</u>	<u>Lot(s)</u>
1	12	7.B, 7.C, 7.D, 7.E, 7.F, 7, 8, 8.A, 8.B, 8.C, 8.D, 8.E and 8.F

Section 5. Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 213-5 of the Town Zoning Code, so as to reclassify the following listed property, as shown on the attached map, from GB General Business District to CB-B Central Business B District:

<u>Section</u>	<u>Block</u>	<u>Lot(s)</u>
1	12	7.A

Banksville Avenue Rezoning



Town of North Castle
Planning Department

Section 3. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part of parts.

Section 4. Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Office of the Secretary of State.