

TOWN OF NORTH CASTLE

Local Law No. 11 For the Year 2013

(Adopted November 20, 2013)

A Local Law to amend Chapter 213 of the Town of North Castle Town Code with respect to the R-MF-SCH Zoning District.

Section 1. Amend Section 213-3 of the Town of North Castle Town Code, Definitions, by amending the definition of “Senior Citizen Housing” to read as follows:

“Housing limited in occupancy to persons who have attained the age of (a) 62 years or more on the date that they initially occupy the dwelling unit, as regulated by the Federal Fair Housing Act, or (b) 55 years or more on the date that they initially occupy the dwelling unit, as regulated by the Federal Fair Housing Act, to be determined by the Town Board on a case-by-case basis at the time of each zoning approval.”

Section 2. Amend Section 213-22.3(B)(5) by amending the first sentence thereof to read as follows:

“Not less than 10% of the units on any site in an R-MF-SCH District shall be set aside as affordable affirmatively furthering fair housing (AFFH), as defined in the Town’s AFFH draft model ordinance.

Section 3. Amend Section 213-5 by amending the Town of North Castle Zoning Map to remove Section 2, Block 12, Lot 3 from both the R-1A and R-10 Zoning Districts and adding it to the R-MF-SCH Zoning District and further amending the Town of North Castle Zoning Map to remove Section 2, Block 12, Lots 2-1 and 2-2 from the R-10 Zoning District and adding said lots to the R-MF-SCH Zoning District and, in accordance with Section 213-22.3(B)(2) and Section 213-19 (Schedule of Residents District Regulations), establishing the following requirements for the foregoing parcels in conjunction with the rezoning of said parcels:

Maximum Floor Area Ratio:	0.4
Minimum Lot Area:	3.0 acres
Minimum Lot Frontage:	750 feet
Minimum Lot Width:	500 feet
Minimum Lot Depth:	100 feet
Minimum Perimeter Front Yard:	20 feet
Minimum Perimeter Side Yard:	20 feet
Minimum Perimeter Rear Yard:	10 feet
Minimum Dwelling Unit Size:	1 bedroom unit – 800 s.f. 2 bedroom unit – 1,000 s.f.

Maximum Building Coverage: 20%

Section 4. Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York, or other applicable rules or regulations, the requirements of this Local Law shall prevail.

Section 5. 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 that can be given effect without such invalid part or parts.

Section 6. Effective Date.

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

Dated: November 20, 2013