

TOWN OF NORTH CASTLE

Local Law No. 3 For the Year 2016 Adopted April 13, 2016

A Local Law to amend Section 355-22 of the Town of North Castle Town Code to add additional clarifying language regarding multifamily dwellings located on the first floor within the CB-A Zoning District as well as multifamily dwellings located on the second floor within the CB-A Zoning District.

Section 1. Modify Permitted Principal Use #3 within the CB-A Zoning District as follows:

3. At least 20%, but not more than 40%, of the total floor area physically located within the CB-A District shall consist of multifamily dwellings located on the second story. At least 20% of dwellings physically located within the CB-A District shall be designated and set aside as AFFH pursuant to § 355-24I of the Town Code.

Section 2. Modify Permitted Principal Use #13 within the CB-A Zoning District as follows:

- *13. Multifamily dwellings located on the first floor only when the first floor of the building is actively used, at the street, with retail and/or other suitable uses as determined by the Town Board.

Section 3 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 4. 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 5. Effective Date.

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