

Local Law Filing

Town of North Castle

Local Law No. 3 of the year 2014 Adopted September 10, 2014

A local law to amend Section 213-5 to amend and expand the Residential Multifamily – Single Structure (R-MF-SS) Zoning District, to amend Section 213-22.4.C relating to the number of AFFH units, to create a new Section 213-22.4.J to establish minimum apartment sizes and to amend Section 213-19 to modify the bulk requirements of the R-MF-SS Zoning District

Be it enacted by the Town Board of the

Town of North Castle as follows:

Section 1. Amend Section 213-5 of the Town Code to apply the Residential Multifamily – Single Structure (R-MF-SS) to lot 108.03-1-41.

Section 2. Amend Section 213-19 Schedule of Residence District Regulations to include the following new Zoning District information:

District	Permitted Principal Uses	Permitted Accessory Uses	Minimum Lot Size				Minimum Yards			Maximum Building Height		Maximum Building Coverage	Minimum Dwelling Unit Size	Refer also to these pertinent sections
			Area	Frontage	Width (feet)	Depth	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Lot Area (percent)	In square feet	
R-MF-SS	Same as R-MF	Same as R-MF	20,000 square feet	100 feet	150	150 feet	10	15	5	3	30	40	As required by §213-22	Articles IV through X

Section 3. Amend Section 213-22.4.C as follows:

AFFH Units. The single structure building shall be provided with one AFFH unit for every 5 market rate units or fraction thereof.

Section 4. Amend Section 213-22.4 to include the following new subsection:

J. Minimum gross floor area per dwelling market rate unit shall not be less than the following:

[1] Efficiency: 600 square feet.

[2] One-bedroom: 900 square feet.

- [3] Two-bedrooms: 1,100 square feet, including at least 2 baths.
- [4] Three-bedrooms: 1,300 square feet, including at least 2 baths.
- [5] Four-bedrooms: 1,500 square feet, including at least 2 1/2 baths.

Section 5. Amend Section 213-22.4.I as follows:

Detached accessory garages shall not require a rear or side yard setback if the subject parcel and detached accessory garages are directly adjacent to public land and the location of such garages is deemed appropriate by the Planning Board.

Section 6. 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 7. 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 8. Effective Date.

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

Dated: September 10, 2014