

TOWN OF NORTH CASTLE

**Local Law No. 6 For the Year 2021
Adopted August 11, 2021**

A Local Law to amend Chapter 355 of the Town of North Castle Town Code with respect to the OBH Zoning District.

Section 1. Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by amending Permitted Principal Use #1 in the OBH Zoning District as follows:

“1. Hotels, on a lot with not less than 3,250 square feet of lot area for each guest sleeping room.”

Section 2. Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by modifying the following requirements in the OBH Zoning District:

Maximum Floor Area Ratio:	0.20
Minimum Lot Area:	9.0 acres
Minimum Lot Frontage:	500 feet
Minimum Lot Depth:	400feet
Minimum Front Yard:	80 feet
Minimum Side Yard:	80 feet
Minimum Rear Yard:	300 feet

Maximum Building Coverage:	10 %
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Maximum Building Height:	
Stories	3
Feet	45

No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 100 feet from a private road.

No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 300 feet to a public park.

No structure shall be located closer than 300 feet from a State Road.

Section 4. Amend Section 355-30(G) (Additional office and industrial district regulations – Hotels) as follows:

G. Hotels. Hotels are subject to the following standards and conditions:

- (1) Use. Use of a hotel site and any buildings thereon shall be limited to the usual hotel activities, as defined herein, and accessory uses incidental to the operation of a hotel, and of the same general character, including but not necessarily limited the following, provided that all accessory uses shall be planned as an integral part of the hotel and located on the same site therewith:
 - (a) One house or apartment with or without kitchen facilities for the use of the hotel manager and caretaker and his family.
 - (b) Restaurants, cafes, bars, and lounges, serving either hotel guests exclusively or the general public, provided that no music or other sound shall be audible beyond the boundaries of the lot on which the use is conducted.
 - (c) Fitness and sport facilities, including swimming pools, children's playgrounds, tennis or other game courts and game recreation rooms.
 - (d) Automobile parking garages or carports and off-street parking spaces.
 - (e) Office and lobby.
 - (f) Banquet/Conference Rooms
 - (g) Business center
- (2) Hotel Room
 - (a) Hotel sleeping rooms shall not be interconnected by interior doors in groups of more than two.
 - (b) Each sleeping room shall have an area, inclusive of bathroom and closet space, of at least 225 square feet.
- (3) Access and service roads. Access and service roads shall be properly related to easement driveways or streets, public or private streets, and highways so as to avoid unsafe conditions and traffic congestions. Points of ingress and egress shall be limited to a total of two on any street. No backing of cars into any highways shall be permitted.
- (4) Off-street parking: as required by Article IX. Where a hotel includes a restaurant, lounge, or other eating and drinking facilities, required parking space shall be provided for such facilities, in addition to required parking spaces for sleeping rooms and other floor space

- (5) Signs. Signs shall be subject to the same provisions as are applicable to motels as contained in § 355-16(F)(9).

Section 5. 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 6. 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 7. Effective Date.

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

Dated: August 11, 2021