

TOWN OF NORTH CASTLE

**Local Law No. 7 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 R-MF-SCH Zoning District.

Section 1. In accordance with Section 355-80, amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 355-6 of the Town Zoning Code, so as to reclassify a 21.89-acre portion of Parcel Id. 108.03-1-62.1 from the OBH Office Business Hotel District to the R-MF-SCH Residential Multifamily Senior Citizen Housing district, and establishing the following requirements for that 21.89-acre portion of the property known as Parcel Id. 108.03-1-62.1:

Maximum Floor Area Ratio:	0.30
Minimum Lot Area:	15.0 acres
Minimum Lot Frontage:	500 feet
Minimum Lot Width:	500 feet
Minimum Lot Depth:	500 feet
Minimum Perimeter Front Yard:	30 feet
Minimum Perimeter Side Yard:	30 feet
Minimum Perimeter Rear Yard:	175 feet
Minimum Dwelling Unit Size:	1 bedroom unit – 800 s.f. 2 bedroom unit – 1,000 s.f. AFFH Units – in accordance with Section 355-24(I)
Maximum Building Coverage:	25%
Maximum Building Height:	Stories 2.5 Feet 30

No structure shall be located closer than 80 feet from a private road.

No structure shall be located closer than 175 feet to a public park.

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

Section 2. 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 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 that can be given effect without such invalid part or parts.

Section 4. Effective Date.

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

Dated: August 11, 2021