

## ***Local Law Filing***

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(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

XXXXXX

XXXX

of \_\_\_\_\_ North Castle

Town

XXXXXXXX

Local Law No.   8   of the year  2013  Adopted September 11, 2013

A Local Law to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 14.7 acres located along the northerly side of Banksville Avenue, adjacent to the Town of Greenwich, Connecticut, from its present GB General Business District classification to RC Residential Commercial District and to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 1.0 acres located at the northeasterly corner of the intersection of Bedford-Banksville Road and Banksville Avenue from its present GB General Business District classification to CB-B Central Business B District.

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Be it enacted by the \_\_\_\_\_ Town Board \_\_\_\_\_ of the  
(Name of Legislative Body)

XXXXXX

XXXX

of \_\_\_\_\_ North Castle

as follows:

Town

XXXXXXXX

**Section 1.** Amend Section 213-4 of the Town Code to add RC Residential Commercial below the R-MF-SCH entry.

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

<u>District</u>	<u>Permitted Principal Uses</u>	<u>Permitted Accessory Uses</u>	<u>Minimum Lot Size</u>				<u>Minimum Yards</u>			<u>Maximum Building Height (f)</u>		<u>Maximum Building Coverage @ (s)</u>	<u>Minimum Swelling Unit Size</u>	<u>Refer also to these pertinent sections</u>
			<u>Area</u>	<u>Frontage (feet) (a)</u>	<u>Width (feet) (b)</u>	<u>Depth (feet)</u>	<u>Front (feet)</u>	<u>Side (feet)</u>	<u>Rear (feet)</u>	<u>Stories</u>	<u>Feet</u>	<u>Lot Area (percent)</u>	<u>In Square Feet (refer also to § 213-57)</u>	
<b>RC</b>	1. Any uses permitted in an R-½A District, as permitted and regulated therein.  2. Residential dwelling unit, at least 900 square feet in size along with a Business and professional office and studio, retail use, carry-out restaurant, fine arts instruction school or recreation center. The total of all such permitted non-residential uses shall not occupy more than 1,500 square feet.	1. Accessory uses associated with principal use 1: accessory uses as permitted in an R-1/2A District.  2. Accessory uses associated with principal use 2: accessory uses as permitted in a CB-B District, except uses 6 & 7.  3. Accessory to a non-residential use, a garage which shall accommodate not more than two, two-axle commercial vehicles, each associated with a permitted principal use and each with a GVWR no to exceed 14,000 lbs. Outdoor storage of commercial vehicles shall be prohibited. The Outdoor storage of any materials or equipment shall be prohibited.	½ acre	125	125	100	40	20	30	2½	30	15	900	Articles IV through X

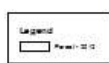
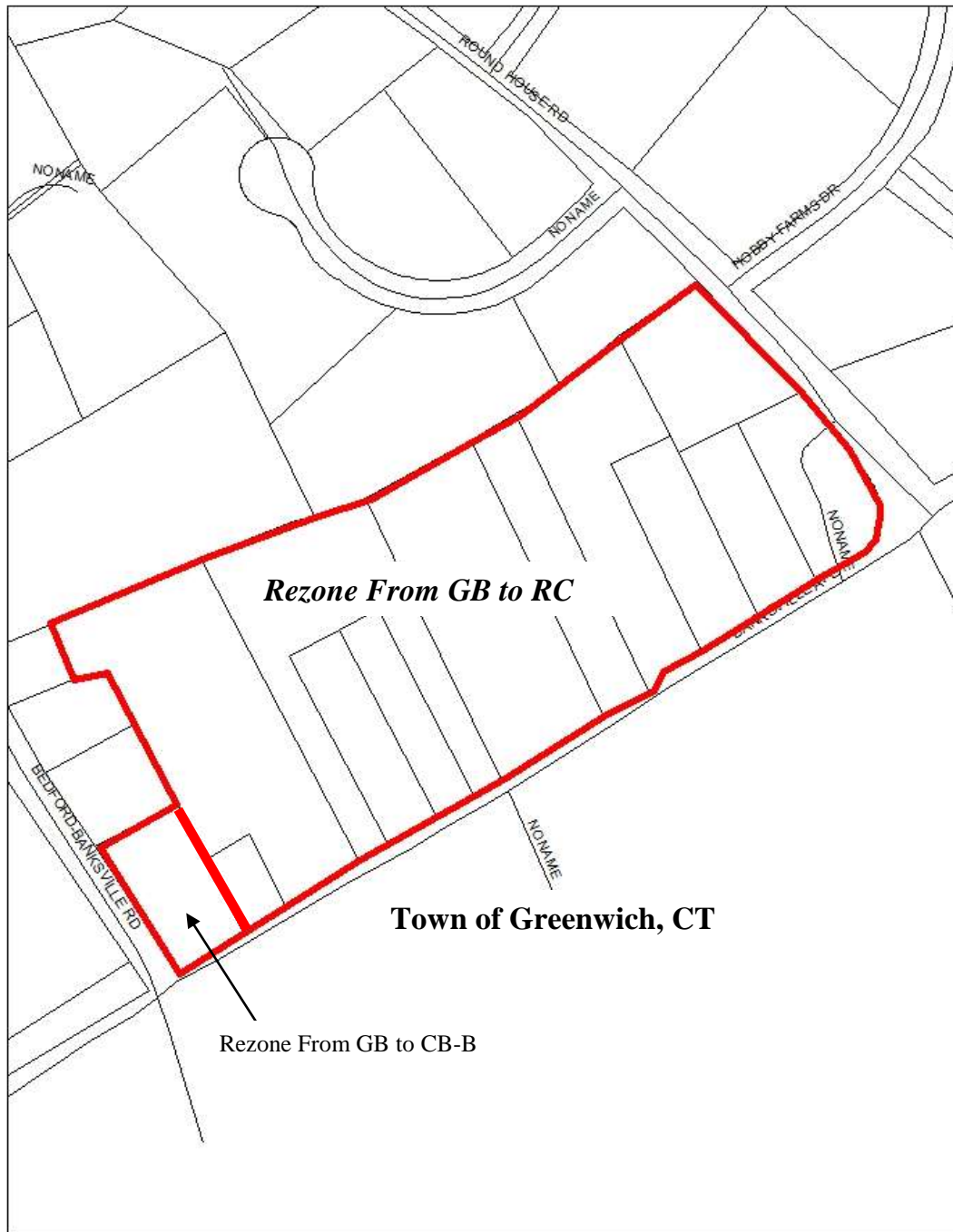
**Section 3.** Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 213-5 of the Town Zoning Code, so as to reclassify all or a portion of the following listed properties, as shown on the attached map, from GB General Business District to RC Residential Commercial Zoning District:

<u>Section</u>	<u>Block</u>	<u>Lot(s)</u>
1	12	7.B, 7.C, 7.D, 7.E, 7.F, 7, 8, 8.A, 8.B, 8.C, 8.D, 8.E and 8.F

**Section 4.** Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 213-5 of the Town Zoning Code, so as to reclassify the following listed property, as shown on the attached map, from GB General Business District to CB-B Central Business B District:

<u>Section</u>	<u>Block</u>	<u>Lot(s)</u>
1	12	7.A

## Banksville Avenue Rezoning



0 120 240 480 Feet  
1 in = 200 feet



Town of North Castle  
Planning Department

**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 which can be given effect without such invalid part of parts.

**Section 5.** Effective Date.

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