

ARTICLE V: DISTRICT REGULATIONS

SECTION 500 AR - AGRICULTURAL- RESIDENTIAL DISTRICT

A. PURPOSE

The purpose of the AR Agricultural/ Residential District is to protect agricultural lands and uses from incompatible uses and development, to maintain a rural character of the community; and to assure compatible types and densities of development.

B. PERMITTED USES

1. Single family dwellings
2. Agriculture (farming) as defined herein
3. Storage, packing and sale of field, garden, orchard, nursery, and vineyard crops, but not including agricultural product processing facilities or distribution centers.
4. Private schools and preschools

C. PERMITTED ACCESSORY USES

1. One (1) private attached or detached garage or carport with a maximum capacity of eight hundred (800) square feet for the parking of automobiles or storage of property belonging to residents on the premises. Garages and carports shall be located to the rear of the front building line of the principal building and may be located in a side yard with a minimum side yard setback in compliance with the setback requirements specified in this Local Law.
2. Customary accessory structures serving residential uses including, but not limited to, private swimming pools, storage buildings, greenhouses, barbecues and pet shelters for not more than two (2) pets.
3. Customary farm accessory buildings for the storage or packing of products or equipment, but not including agricultural product processing facilities or distribution centers.
4. The keeping, breeding, and raising of farm animals in association with a residential use, subject to the following restrictions:
 - a. No stable, similar animal housing or confining areas shall be allowed on lots of less than two (2) acres.

- b. No structure housing such animals shall be located closer than fifty (50) feet to any street or property line.
 - c. Not more than one (1) adult or fully grown horse, cow, beef steer, sheep, goat or other four-legged domestic-type farm animal, or combinations thereof, may be kept per acre of land in the residential parcel.
 - d. Not more than a total of any combination of twelve (12) adult or fully-grown chickens, ducks, geese or other fowl or birds of any type may be kept per acre of land in the residential parcel.
- 5. Yard sales, provided that not more than three (3) such sales shall occur during one (1) calendar year, and that the duration of each such sale not exceed three (3) consecutive days.
 - 6. Off-street parking, fencing and signs in accordance with the provisions of this Local Law.
 - 7. Home Occupations (as an accessory use only)
 - 8. Family Day Care and Group Family Day Care
 - 9. Roadside Farm Stands, under the following conditions:
 - a. The stand shall be set back not less than thirty (30) feet from the edge of the right-of-way line.
 - b. Sufficient land area shall be provided to accommodate off-street parking for not less than three (3) vehicles on site.
 - c. Such stands (including signs associated with such uses) shall be removed and appropriately stored within ten (10) days of the end of the harvest season.
 - 10. Other accessory uses not specified herein may be approved, provided that the Zoning Board of Appeals renders an interpretation indicating that such uses are clearly accessory to the permitted principal use and consistent with the purpose and intent of the zone district and this Local Law. Accessory furnace buildings shall be prohibited.

D. USES REQUIRING A SPECIAL PERMIT ISSUED BY THE VILLAGE PLANNING BOARD (SUBJECT TO SPECIAL PERMIT REGULATIONS, ARTICLE VII)

- 1. Veterinarian's office / Animal Hospital (with in-door facilities only)
- 2. Bed and Breakfast Inns (as an accessory use only)

3. Cluster residential development
4. Essential Services
5. Senior Citizen Independent/ Assisted Living Apartment Buildings.
6. Convalescent and Nursing Homes
7. Commercial Greenhouses and Nurseries
8. Riding Stables
9. Medical Clinics/Medical Centers/ Medical Labs for humans
10. Child and Adult Day Care Centers
11. Libraries and Museums
12. Places of Worship
13. Cemeteries
14. Accessory Apartment (as an accessory use only)
15. Home Businesses Class A and Class B (as an accessory use only)

E. SPECIFICATIONS

Minimum Setback Requirements for Agricultural Uses:

Front:	75 feet (measured from right-of-way line)
Side:	50 feet
Rear:	75 feet
Minimum Lot Width:	300 feet
Minimum Lot Size	5 acres
Maximum Building Height:	35 feet except agricultural storage facilities 50 feet for agricultural storage buildings
Maximum Building Coverage:	15%
Minimum Green Space	70%

Minimum Setback Requirements for Single-Family Dwellings:

Front:	35 feet (measured from right-of-way line)
Side:	12 feet each
Rear:	25 feet
Minimum Lot Width:	90 feet
Minimum Lot Size	12,000 square feet
Maximum Building Height:	35 feet
Maximum Building Coverage:	40%
Minimum Green Space	50%

1. Where a lot has a width less than ninety (90) feet at the time of the enactment of this Local Law, the side yard requirements shall be modified in proportion of the lot width to the required lot width, so that one (1) side

yard shall have a width of not less than six (6) feet and the other not less than eight (8) feet.

2. For corner lots, there shall be a yard along the lot line adjacent to the side street, having a width from the right-of-way line of not less than twelve feet (12) feet and extending from the front right-of-way line of the lot to the real line of the lot.
3. Where yards have been established to greater or lesser depths or widths than required by this section within three hundred (300) feet of the premises for which a building permit application is filed, the Board of Appeals may vary the yard depth or width requirements so as to be in harmony with the development of the neighborhood.

SECTION 501 R-1 – SINGLE-FAMILY RESIDENTIAL DISTRICT

A. PURPOSE

The purpose of the R-1 Residential District is to provide a stable environment for rural residential development, free from incompatible uses.

B. PERMITTED USES

1. Single-Family Dwellings
2. Private Schools and Pre-schools

C. PERMITTED ACCESSORY USES

1. One (1) private detached garage or carport with a maximum capacity of eight hundred (800) square feet for the parking of automobiles or storage of property belonging to residents on the premises. Garages and carports shall be located to the rear of the front building line of the principal building and may be located in a side yard with a minimum side yard setback in compliance with the setback requirements specified in this Local Law.
2. Customary accessory structures serving residential uses including, but not limited to, private swimming pools, storage buildings, greenhouses, barbecues and pet shelters for not more than two (2) pets.
3. Gardens for growing produce, herbs and/or flowers for the exclusive consumption by or of the occupants of the dwelling on the parcel.
4. Yard sales, provided that not more than three (3) such sales shall occur during one (1) calendar year, and that the duration of each such sale not exceed three (3) consecutive days.

5. Off-street parking, fencing and signs in accordance with the provisions of this Local Law.
6. Home Occupations (as an accessory use only)
7. Family Day Care and Group Family Day Care
8. Other accessory uses not specified herein may be approved, provided that the Zoning Board of Appeals renders an interpretation indicating that such uses are clearly accessory to the permitted principal use and consistent with the purpose and intent of the zone district and this Local Law. Accessory furnace buildings shall be prohibited.

D. USES REQUIRING A SPECIAL PERMIT ISSUED BY THE VILLAGE PLANNING BOARD (SUBJECT TO SPECIAL USE REGULATIONS, ARTICLE VII)

1. Accessory Apartments (as an accessory use only)
2. Bed and Breakfast Inns (as an accessory use only)
3. Cluster Residential Development
4. Essential Services
5. Senior Citizen Independent/ Assisted Living Apartment Buildings
6. Libraries and Museums
7. Places of Worship
8. Cemeteries
9. Home Business Class A and Class B (as an accessory use only)

E. SPECIFICATIONS

Minimum Setback Requirements for single-family dwellings:

Front:	35 Feet (measured from right-of-way line)
Side:	12 Feet each side
Rear:	25 Feet
Minimum Lot Width:	90 Feet
Minimum Lot Size	12,000 Square Feet
Maximum Building Height:	35 Feet
Maximum Building Coverage:	40%
Minimum Green Space	50%

1. Where a lot has a width less than ninety (90) feet at the time of the enactment of this Local Law, the side yard requirements shall be modified in proportion of the lot width to the required lot width, so that one (1) side

yard shall have a width of not less than six (6) feet and the other not less than eight (8) feet.

2. For corner lots, there shall be a yard along the lot line adjacent to the side street, having a width from the right-of-way line of not less than twelve feet (12) feet and extending from the front right-of-way line of the lot to the real line of the lot.
3. Where yards have been established to greater or lesser depths or widths than required by this section within three hundred (300) feet of the premises for which a building permit application is filed, the Board of Appeals may vary the yard depth or width requirements so as to be in harmony with the development of the neighborhood.

SECTION 502 CBD CENTRAL BUSINESS DISTRICT

A. PURPOSE

The purpose of the CBD Central Business District is to provide for a concentration of principally retail and personal service businesses within a short walking distance of each other to serve the needs of area residents.

B. PERMITTED USES

1. Retail business establishments including, but not limited to, the following:
 - a. Stores selling groceries, meats, baked goods, and other such food items.
 - b. Drugstores
 - c. Stationery, tobacco, newspaper and confectionery stores.
 - d. Clothing, millinery and shoe stores
 - e. General merchandise and variety stores and specialty shops.
 - f. Hardware, appliance, computer, radio and television sales and service.
 - g. Furniture sales and furniture rental stores
 - h. Convenience stores without gasoline sales
 - i. Sales of farm and gardening supplies
2. Personal service establishments which shall include but not be limited to, the following:
 - a. Barber and beauty shops, tanning salons and spas.
 - b. Shoe repair and fix-it shops tailor shops
 - c. Dry cleaners, laundries and laundromats.
3. Hospitality businesses including, but not limited, to the following:

- a. Hotels and motels
 - b. Restaurants, coffee shops, luncheonettes and ice cream shops
 - c. Taverns and night clubs with entertainment
4. Business and professional offices, including, but not limited to, the following:
 - a. Physicians, dentists, chiropractors, psychologists and counselors offices / Medical clinics and medical laboratories
 - b. Real estate offices
 - c. Travel agency offices
 - d. Accounting and tax return preparation offices
 - e. Attorneys offices
 - f. Architects, engineers and consultants offices
 - g. Stockbrokers and investment counselors offices
5. In-door recreation, fitness and entertainment businesses including, but not limited to, the following;
 - a. Dance halls
 - b. Assembly halls and theaters, excluding drive-in theaters.
 - c. Bowling alleys and billiard halls
 - d. Exercise and fitness clubs, dance and martial arts studios
6. Banks, credit unions mortgage company offices and similar financial businesses.
7. Funeral Homes
8. Custom shops including, but not limited to, printing, electrical, heating, plumbing, woodworking, and furniture restoration and re-upholstering.
9. Wholesale establishments provided that all sales activities are conducted in a completely enclosed building.
10. Assembling, converting, altering, finishing, cleaning, or any other processing of products, provided that:
 - a. Goods so produced or processed are to be sold at retail, exclusively on the premises;
 - b. Space used for such purposes shall not occupy more than twenty percent (20%) of the area devoted to retail sales, shall be clearly incidental to such retail use and shall be fully concealed from any street;
 - c. Not more than two (2) persons shall be engaged in such production/processing at any one time.
11. Machine tool sales, rental or service.

12. Business service establishments, including, but not limited to accounting, computer services and repairs, and consulting.
13. Bus stations and taxi stations
14. Medical clinics and medical laboratories for humans
15. Veterinarian offices and animal hospitals with inside facilities only
16. Public and Semi-Public uses limited to government office buildings, libraries, fire halls / ambulance buildings, places of worship, civic and social clubs and lodges.
17. Other business uses which, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above.

C. PERMITTED ACCESSORY USES

1. Off-street parking, loading and unloading facilities, signs, fences and landscaping subject to the provisions of this Local Law.
2. Private garages and storage buildings which are necessary to store any vehicles, equipment or materials on the premises and which are used in conjunction with a permitted business use.
3. Restaurants, cafeterias, swimming pools, newsstands, pharmacies, barber shops, hairdressers, gift shops, and other personal service shops for the convenience of guests may be permitted as accessory uses to hotels or motels. With the exception of an identifying sign for the restaurant, no external evidence of such internal commercial activities is permitted.
4. Other accessory uses not specified herein may be approved, provided that the Zoning Board of Appeals renders an interpretation indicating that such uses are clearly accessory to the permitted principal use and consistent with the purpose and intent of the zone district and this Local Law. Accessory furnace buildings shall be prohibited.

D. USES REQUIRING A SPECIAL PERMIT ISSUED BY THE VILLAGE PLANNING BOARD (SUBJECT TO SPECIAL PERMIT USE REGULATIONS, ARTICLE VII)

1. Drive-in businesses
2. Pinball or video arcades
3. Motor vehicle repair and/or motor vehicle servicing
4. Gasoline Stations with or without convenience stores (underground fuel storage tanks required)

5. Motor vehicle, boat, recreational vehicle, camping trailer sales and rentals
6. Essential Services and Utilities

E. OTHER PROVISIONS AND REQUIREMENTS

1. Buffer Strip - Commercial structures shall provide a natural buffer strip to be perpetually maintained so as to provide visual screening and separation between commercial and residential uses.
2. Refuse Containers - Commercial structures shall provide a commercial type refuse container on site. Such containers shall be placed on concrete or stone areas and visually screened, and shall provide rodent control.
3. Residential Lot Line - No commercial structure shall be permitted within fifty (50) feet of the nearest lot line of any residential district.

F. SPECIFICATIONS

Minimum Setback Requirements:

Front:	None
Side:	None except for lots in the Business District with yards that abut the residential district in which case the setbacks from the Residential District shall be a minimum of ten (10) feet.
Rear:	None except for lots in the Business District with yards that abut the residential district in which case the side setbacks from the Residential District shall be a minimum of ten (10) feet
Minimum Lot Width:	None
Minimum Lot Size	None
Maximum Building Height:	35 Feet
Maximum Building Coverage:	85%

SECTION 503 GB GENERAL BUSINESS DISTRICT

A. PURPOSE

The purpose of the General Business District is to provide for retail and personal service businesses in areas more remotely located from residential neighborhoods, that are not in close walking distance to each other and are less accessible by foot.

B. PERMITTED USES

1. Pre-existing single-family, two-family and multiple-family dwellings. Structures used exclusively for residential use at the time of the enactment of these zoning regulations may be altered or enlarged for residential purposes subject to the

provisions of the R-1 District. The construction of new buildings designed exclusively for residential use or for mixed business and residential use shall be prohibited.

2. Retail business establishments including, but not limited to, the following:
 - a. Stores selling groceries, meats, baked goods, and other such food items.
 - b. Drugstores
 - c. Stationery, tobacco, newspaper and confectionery stores.
 - d. Clothing, millinery and shoe stores
 - e. General merchandise and variety stores and specialty shops.
 - f. Hardware, appliance, computer, radio and television sales and service.
 - g. Furniture sales and furniture rental stores
 - h. Convenience stores without gasoline sales
 - i. Sale of farm and garden supplies
3. Personal service establishments which shall include but not be limited to, the following:
 - a. Barber and beauty shops, tanning salons and spas.
 - b. Shoe repair and fix-it shops tailor shops
 - c. Dry cleaners, laundries and laundromats.
4. Hospitality businesses including, but not limited, to the following:
 - a. Hotels and motels
 - b. Restaurants, coffee shops, luncheonettes and ice cream shops
 - c. Taverns and night clubs with entertainment
5. Business and professional offices, including, but not limited to, the following:
 - a. Physicians, dentists, chiropractors, psychologists and counselors offices / Medical clinics and medical laboratories
 - b. Real estate offices
 - c. Travel agency offices
 - d. Accounting and tax return preparation offices
 - e. Attorneys offices
 - f. Architects, engineers and consultants offices
 - g. Stockbrokers and investment counselors offices
6. In-door recreation, fitness and entertainment businesses including, but not limited to, the following:
 - a. Dance halls
 - b. Assembly halls and theaters, excluding drive-in theaters.
 - c. Bowling alleys and billiard halls

- d. Exercise and fitness clubs, dance and martial arts studios
- 7. Banks, credit unions mortgage company offices and similar financial businesses.
- 8. Funeral Homes.
- 9. Custom shops including, but not limited to, printing, electrical, heating, plumbing, woodworking, and furniture restoration and re-upholstering.
- 10. Wholesale establishments provided that all sales activities are conducted in a completely enclosed building.
- 11. Assembling, converting, altering, finishing, cleaning, or any other processing of products, provided that:
 - a. Goods so produced or processed are to be sold at retail, exclusively on the premises;
 - b. Space used for such purposes shall not occupy more than 20 percent of the area devoted to retail sales, shall be clearly incidental to such retail use and shall be fully concealed from any street;
 - c. Not more than two (2) persons shall be engaged in such production/processing at any one time.
- 12. Machine tool sales, rental or service.
- 13. Business service establishments, including, but not limited to accounting, computer services and repairs, and consulting.
- 14. Veterinarian offices and animal hospitals with inside facilities only
- 15. Bus stations and Taxi stations
- 16. Medical clinics and medical laboratories for treatment of humans
- 17. Hospitals, nursing and convalescent homes
- 18. Automobile, boat, recreational vehicle, and farm equipment sales and service
- 19. Motor Vehicle Service Stations, Auto Repair Shops, Auto Paint Shops, Oil Change Shops and Brake and Muffler Shops (with no gasoline sales)
- 20. Public and Semi-Public uses limited to government office buildings, libraries, fire halls / ambulance buildings, places of worship, civic and social clubs and lodges.

21. Administrative offices
22. Other business uses which, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above.

C. PERMITTED ACCESSORY USES

1. One (1) private attached or detached garage or carport with a maximum capacity of eight hundred (800) square feet of parking of automobiles or storage of property belonging to residents on the premises. Garage and carports shall be located to the rear of the front building line of the principal building and may be located in a side yard with a minimum side yard setback in compliance with the setback requirements of this Section.
2. Customary accessory structures servicing residential uses including, but not limited to, private swimming pools, storage buildings, greenhouses, barbecues and pet shelters for not more than two (2) pets.
3. Gardens for growing produce, herbs or flowers for the exclusive consumption by or use of the occupants of the dwelling on the parcel.
4. Yard sales, provided that not more than three (3) such sales shall occur during one (1) calendar year, and that the duration of each such sale not exceed three (3) consecutive days.
5. Off-street parking, loading and unloading facilities, signs, fences and landscaping subject to the provisions of this Local Law.
6. Private garages and storage buildings which are necessary to store any vehicles, equipment or materials on the premises and which are used in conjunction with a permitted business use.
7. Restaurants, cafeterias, swimming pools, newsstands, pharmacies, barber shops, hairdressers, gift shops, and other personal service shops for the convenience of guests may be permitted as accessory uses to hotels or motels. With the exception of an identifying sign for the restaurant, no external evidence of such internal commercial activities is permitted.
8. Home Businesses – Classes A and B (in pre-existing single family residential dwellings only)
9. Family Day Care and Group Family Day Care (in pre-existing single family residential dwellings only)
10. Bed and breakfast inns (in pre-existing single-family dwellings only.)

11. Other accessory uses not specified herein may be approved, provided that the Zoning Board of Appeals renders an interpretation indicating that such uses are clearly accessory to the permitted principal use and consistent with the purpose and intent of the zone district and this Local Law. Accessory furnace buildings are prohibited.

D. USES REQUIRING A SPECIAL PERMIT ISSUED BY THE VILLAGE PLANNING BOARD (SUBJECT TO SPECIAL PERMIT USE REGULATIONS, ARTICLE VII)

1. Drive-in Businesses
2. Pinball or video arcades
3. Outdoor recreation excluding motorized recreation
4. Gasoline stations with or without convenience stores (underground fuel storage tanks required)
5. Essential Services and Utilities
6. Child and adult day care centers

E. OTHER PROVISIONS AND REQUIREMENTS

1. Buffer Strip - Commercial structures shall provide a natural buffer strip to be perpetually maintained so as to provide visual screening and separation between commercial and residential uses.
2. Refuse Containers - Commercial structures shall provide a commercial type refuse container on site. Such containers shall be placed on concrete or stone areas and visually screened, and shall provide rodent control.
3. Residential Lot Line - No commercial structure shall be permitted within fifty (50) feet of the nearest lot line of any residential district.

F. SPECIFICATIONS

1. Business and Other Nonresidential Uses - The minimum dimensional requirements for lot size, lot width and lot line setback vary according to the type of use and are set forth in the Dimensional Requirements Table attached hereto and in the Special Use Permit Criteria.

2. Residential Uses (limited to alterations or expansion of pre-existing residential dwellings:

Minimum Setback Requirements:

Front:	15 feet
Side:	12 feet
Rear:	25 feet
Minimum Lot Width:	90 feet
Minimum Lot Size	12,000 Square Feet
Maximum Building Height:	35 Feet
Maximum Building Coverage:	40%
Minimum Green Space	50%

- a. Where a lot has a width less than ninety (90) feet at the time of the enactment of this Local Law, the side yard requirements shall be modified in proportion of the lot width to the required lot width, so that one (1) side yard shall have a width of not less than six (6) feet and the other not less than eight (8) feet.
- b. For corner lots, there shall be a yard along the lot line adjacent to the side street, having a width from the right-of-way line of not less than twelve feet (12) feet and extending from the front right-of-way line of the lot to the real line of the lot.
- c. Where yards have been established to greater or lesser depths or widths than required by this section within three hundred (300) feet of the premises for which a building permit application is filed, the Board of Appeals may vary the yard depth or width requirements so as to be in harmony with the development of the neighborhood.

SECTION 504 LI - LIGHT INDUSTRIAL DISTRICT

A. PURPOSE

The purpose of the LI Light Industrial District is to provide for light manufacturing, assembly and storage facilities and other compatible business uses, and to ensure that these uses will not be detrimental or hazardous to the surrounding community.

B. PERMITTED USES

1. Any use of an industrial or agri-industrial nature is permitted which involves only the processing, assembly, or packaging of previously manufactured, prepared or refined materials or components, provided that at no time will such use result in or cause:

- a. Dust, smoke, smog, observable gas, fumes or odors, or other atmospheric pollution, objectionable noise, glare or vibration shall not be discernable beyond the property lines of the industry.
 - b. Hazard of fire or explosion or other physical hazard to any adjacent building or to any plant growth on any land adjacent to the site of the uses.
2. The following industrial uses are indicative of those that are intended to be permitted:
- a. Scientific or research laboratories devoted to research, design and/or experimentation.
 - b. Administration, educational and other related activities and facilities in conjunction with a permitted use.
 - c. The manufacture or assembly of electric, electronic, optical or photographic instruments and devices
 - d. Light manufacturing, assembly, fabrication or packaging of products from previously prepared materials and/or previously manufactured components such as: cloth, plastic, paper, cardboard, leather or precious or semi-precious metals or stones.
 - e. Precision machining and tool and die manufacturing
 - f. Custom shops including, but not limited to printing, electrical, heating, plumbing, woodworking, machining, welding and/or metal fabrication, metal finishing, painting and/or polishing.
 - g. The manufacture, assembly or packaging of pharmaceuticals, medical supplies, medical devices or cosmetics.
 - h. The warehousing or storage of goods and products such as building supplies and materials, farm supplies, fruits and produce, and the like, which may be sold from the premises to the general public. The bulk storage of fuel, petroleum products, nuclear or radioactive products, toxic chemicals is explicitly prohibited.
 - i. Administrative and support offices for insurance companies, banks, telemarketing centers, catalog-order call centers, and similar types of businesses.
 - j. Newspaper and book printers
 - k. Industrial laundries
 - l. Self-service storage facilities

- m. Motor vehicle repair shops and farm equipment sales and repair shops
- n. Commercial greenhouses and farm and garden supply stores
- o. Farm equipment sales and service
- p. Food processing, canning and/or packaging, commercial bakeries (see exceptions under “Prohibited Uses” below.
- q. Storage and/or retail sale of domestic or commercial liquid or gaseous fuels with above-ground or underground storage tanks.
- r. Other light industrial uses which, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above.

C. PERMITTED ACCESSORY USES

- 1. Signs shall be permitted for advertising industrial activities on the premises. Such signs shall not exceed, in aggregate, fifteen percent (15%) of the area of the front façade of the building. Signs shall otherwise be subject to the provisions of Section 600 of this Local Law.
- 2. Private garages and storage buildings which are necessary to store any vehicles, equipment or materials on the premises and which are used in conjunction with a permitted use.
- 3. Off-street parking, loading and unloading facilities and signs, fences and landscaping subject to the provisions of this Local Law.
- 4. Other industrial or commercial uses that, in the opinion of the Zoning Board of Appeals, are incidental and subordinate to those uses permitted above.

D. USES REQUIRING A SPECIAL PERMIT ISSUED BY THE VILLAGE PLANNING BOARD (SUBJECT TO SPECIAL PERMIT USE REGULATIONS, ARTICLE VII)

- 1. Adult Entertainment Uses (permitted in the Adult Use Overlay District only)
- 2. Telecommunications Facilities

E. PROVISIONS AND REQUIREMENTS

- 1. Residential uses shall be prohibited except for a caretaker's residence on-site and pre-existing single-family, two-family and multiple-family dwelling units.
- 2. All manufacturing, assembly, research, engineering, administration, storage and other related activities shall be conducted wholly within enclosed buildings.

Incidental storage out of doors may be permitted provided that such materials are shielded from view from public streets and adjacent off-street parking areas by fencing, landscaping or other appropriate measures.

3. The architectural treatment and general appearance of all buildings and grounds shall be in keeping with the purpose of this district and shall be of such quality and design as to be a visual asset to the area in which they are located as well as to adjacent development.
4. All uses permitted shall set aside not less than ten percent (10%) of the lot area to be devoted to seeding, planting, retention of tree cover, or other landscaping. This area shall be used for no other purposes. This area shall not be used for industrial, storage, or commercial purposes.
5. Each use shall provide truck loading and unloading areas in an amount sufficient to permit the transfer of goods and products in other than a public street, off-street parking area or front yard. Parking areas may be located in any of the required yard areas provided they are not less than fifty (50) feet from a right-of-way line or thirty (30) feet from any other property line. Off-street parking and Off-Street Loading shall be subject to the additional provisions of Sections 601 and 602 of this Local Law.
7. Industrial structures and outdoor storage areas shall be located a minimum of seventy-five (75) feet from any non-industrial district. A natural buffer strip shall be placed and maintained so as to provide visual screening and separation between industrial and non-industrial uses.
8. Refuse containers shall be placed on concrete slabs and visually screened, and rodent control shall be provided.

F. SPECIFICATIONS

Minimum Setback Requirements:

Front:	75 feet (measured from right-of-way line)
Side:	50 feet
Rear:	50 feet
Maximum Building Height:	35 feet
Minimum Lot Width:	150 feet
Minimum Lot Size	One (1) acre
Maximum Building Coverage:	35%
Minimum Green Space	15%

1. Chimneys, water tanks and towers, elevators, silos, ventilators and other accessory industrial facilities are exempt from the fifty (50) foot height restriction.

2. Industrial uses abutting a residential district shall have a setback from the residential district boundary line of not less 50 feet. No parking lot or accessory facilities may be constructed in the setback area.

G. PROHIBITED USES

1. Acetylene Gas manufacture
2. Oxygen manufacture
3. Celluloid manufacture
4. Disinfectant or insecticide manufacture
5. Asphalt manufacture or refining
6. Coal or tar distillation, including manufacture or treatment
7. Boiler making
8. Steel Furnace manufacture
9. Blooming or rolling mill
10. Soap manufacture
11. Chlorine or Hydrochloric, nitric, picric or sulfuric manufacture
12. Smelting of copper, tin, zinc, lead or iron ores
13. Manufacture of fertilizers or explosives and the storage of explosives in bulk
14. Glue, size or gelatin manufacture where the process includes the refining or recovery of products from fish or animal refuse or offal
15. Rendering of fats or oils
16. Slaughterhouses

SECTION 505 PRD - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

A. PURPOSE

The purpose of the PRD District is to accommodate in appropriate locations within the Village, multifamily and compact single-family and two-family residential dwellings intermixed in new residential developments that are innovatively designed and laid out.

B. LOCATION

The Village Board may approve rezoning to PRD Planned Residential District a parcel or a group of parcels located in the AR Agriculture-Residential and the R-1 Single-Family Residential Districts.

C. PETITION FOR REZONING

1. Petition - The owners of the subject property, or their duly appointed representatives, shall petition the Village Board for rezoning of the subject property(ies) to PRD Planned Residential Development by submitting twelve (12) copies of such petition. Such petition shall be in writing on a petition form

prescribed by the Village and available at the Office of the Village Clerk. The petition shall be accompanied by a preliminary site plan prepared in accord with Article X of this Local Law.

2. Referral to Village Planning Board - Upon receipt of twelve (12) copies of a complete petition and preliminary site plan such petition and preliminary site plan shall be referred to the Village Planning Board for review and recommendation in accord with the provisions of Section 111 of this Local Law.
3. Village Planning Board Recommendation - The Village Planning Board may, in its report to the Village Board, recommend approval, conditional approval or disapproval of the rezoning and establishment of the PRD Planned Residential Development District.
 - a. Recommendation for Approval - If the recommendation of the Village Planning Board is for approval, the Village Planning Board shall state therein how the proposed zoning amendment and development complies with the intent and objectives of the Village's Comprehensive Plan and whether or not adequate utility facilities and services exist or are proposed to be constructed to serve the proposed development.
 - b. Recommendation for Conditional Approval - If the Village Planning Board recommends conditional approval contingent on certain conditions being met to protect the public health, safety, welfare and environment and to carry out the intent of the Comprehensive Plan, the Village Planning Board shall enumerate said conditions in its recommendation.
 - c. Recommendation for Denial - If the Village Planning Board recommends denial, such report shall state clearly the reason(s) for such recommendation, and if appropriate, identify what modifications the petitioner could make to the proposed development project for the Village Planning Board to issue a report recommending approval.

D. ENACTMENT OF ZONING AMENDMENT

After complying with the public hearing requirements, the State Environmental Quality Review (SEQR) regulation requirements and referral of the proposal to the County Planning Board, if required, as set forth in Section 804 of this Local Law, the Village Board may enact a Local Law to approve the rezoning of the subject property(ies) conditioned on the subsequent final site plan review and approval of the Village Planning Board.

E. PERMITTED PRINCIPAL USES

1. Multiple-family structures consisting of townhouses, apartments, garden apartments, or similar residential uses. All types of ownership arrangements

may be permitted, including condominium or other ownership structures that involve both private and common ownership of land, structures, and interior space.

2. Compact single-family dwellings
3. Compact two-family dwellings

F. GENERAL REQUIREMENTS

1. Density of Development

- a. The permitted maximum residential density for multiple-family dwellings shall not exceed eight (8) dwelling units per acre.
- b. The Planning Board may approve a site plan for a portion of the total planned residential development which includes areas of higher residential density than the permitted maximum, provided that the overall density for the entire parcel would not be increased beyond the specified maximum.

2. Minimum and Maximum Parcel Size

The minimum parcel size for a Planned Residential Development shall be five (5) contiguous acres and the maximum size shall be fifty (50) contiguous acres.

3. Frontage

The property must contain at least sixty-six (66) feet of road frontage.

4. Services and Utilities

- a. The property shall be served by or proposed to be served by both public water and public sewer services. All sewage and water facilities shall comply with all applicable State, County, and Village standards, and shall be approved by same prior to the issuance of a building permit.
- b. All utilities (sewer, water, electric, natural gas, cable television, etc.) shall be provided to the dwellings below grade (underground).

5. Landscaping and Buffer Areas

There shall be provided proper landscaping for screening from adjacent properties and public streets and roads.

6. Maintenance of Common Areas

Where land, structures or interior space is proposed to be owned in common by the owners of individual residences, adequate provisions shall be made in advance of site plan approval for the continued maintenance of such common areas. All required legal agreements and approvals shall be in place before final site plan approval.

G. REQUIREMENTS AND SPECIFICATIONS FOR MULTI-FAMILY DWELLINGS

1. Setbacks

	Front Yard (from right-of-way line)	Side Yard	Rear Yard
Principal Buildings	30 ft.	15 ft.	30 ft.
Accessory Buildings	30 ft.	10 ft.	10 ft.

Every multifamily building shall have a minimum setback of thirty (30) feet from every access road, internal road, and parking area.

2. Maximum building height shall be thirty-five (35) feet and two and one-half (2 1/2) stories.
3. Minimum distance between multifamily buildings shall be fifty (50) feet.
4. Apartment buildings shall contain no more than eight (8) dwelling units.
5. Townhouse buildings shall contain no more than six (6) dwelling units.
6. Minimum Habitable Floor Area Requirements:
 - a. Townhouse dwelling unit:
 - (i) 1 or 2 bedroom: 850 square feet
 - (ii) 3 or more bedroom: 1,000 square feet
 - b. Apartment dwelling unit:
 - (i) Efficiency: 550 square feet.
 - (ii) 1 or 2 bedroom: 750 square feet
 - (iii) 3 or more bedroom: 1,000 square feet
7. Unit distribution
 - a. No more than thirty percent (30%) of the dwelling units in a multifamily development shall be efficiency units.
 - b. No more than twenty percent (20%) of the dwelling units in a multifamily development shall be three or more bedroom units.
8. Recreation and Open Space:

One (1) area equal to a minimum of twenty percent (20%) of the total lot area of the multifamily development shall be designated as a recreational area to be

used in common by all residents of the multifamily development. Such recreational area shall be in addition to the required setbacks, parking areas, streets, roads, rights of ways, and parking areas as otherwise required by this Local Law.

9. Access
 - a. Access to the development shall be through a sixty-six (66) ft. wide right of way dedicated to the Village of Lyndonville or a sixty-six (66) ft. wide portion of the multifamily parcel leading to a public road.
 - b. The access road and any internal roads shall be constructed to the standards for dedicated roads in the Village of Lyndonville. Pavement should be twenty (20) ft. wide for both the access road and all internal roads within the development.
10. Every exterior wall of a townhouse building must be constructed with two (2) lateral offsets of at least two (2) feet, with each offset no closer than twenty (20) feet to the end of the building.
11. All stairways to the second story must be located internally within the building, and not exposed to ambient weather conditions.
12. Each dwelling unit must have a storage area within the unit or in the same building of at least forty (40) square feet, and not less than four (4) feet wide at the smallest dimension.
13. Space shall be provided for safe and sanitary storage of solid waste and refuse. It shall be screened from the view of the residents of the buildings on the parcel and from adjoining parcels, but easily accessible to residents of the buildings.

H. REQUIREMENTS AND SPECIFICATIONS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DWELLINGS

1. Size of house lot, dwelling and required setbacks:
 - a. Minimum size lot for single-family dwelling: 7,200 square feet.
Minimum size lot for two-family dwelling: 10,000 square feet
 - b. Minimum width of lot: 60 feet
 - c. Minimum depth of lot: 80 feet
 - d. Maximum lot coverage by a dwelling and all appurtenant structures shall not exceed twenty-five percent (25%) of lot area.
 - e. The minimum floor area of a dwelling, exclusive of any accessory structure, shall be five hundred seventy-five (575) square feet
 - f. Front yard setback: 20 feet (from right-of-way line)
 - g. Side yard setback: 12 feet each
 - h. Rear yard setback: 15 feet
 - i. Setback from adjacent zoning district boundaries : 60 feet

2. Streets, Roads, Parking, and Drainage

- a. All access roads to the compact single family residential development shall have a pavement width of at least twenty (20) feet, with five (5) foot shoulders on each side.
- b. All internal streets shall have a pavement width of at least twenty (20) feet, with two (2) foot shoulders on each side. All streets and roads shall be paved with blacktop or equivalent. All streets and roads shall be properly maintained.
- c. Each house lot shall have provided an off-street parking area of at least four hundred (400) square feet of either gravel and crushed stone or blacktop. In addition, there shall be provided a paved common parking area for the parking of guests and accessory vehicles.
- d. No unlicensed or unregistered motor vehicles, parts thereof, junk of any nature or description shall be parked or stored outdoors within the development, except within a designated common storage area, designed and maintained to be screened from view from adjacent property. Unregistered recreational vehicles and boats shall be stored in a road trailer.
- e. There shall be adequate drainage to handle runoff of storm waters from streets, roads, and lots. Such drainage shall not adversely affect adjacent landowners. All drainage plans shall be prepared by a licensed engineer.

4. Recreational Areas and Open Space

There shall be provided designated recreational areas of at least two-hundred (200) square feet for each house lot, and in no event, less than five thousand (5,000) square feet. Such recreational areas shall not include required yards, roads, streets, or parking areas.

5. Accessory Buildings

Each house lot shall have one (1) accessory building, which may be pre-constructed, not exceeding one hundred (100) square feet. Each accessory building shall be anchored down to a permanent foundation and shall be located no closer than five (5) feet to the side or rear lot lines and to the rear of the front building line of the principal structure.

6. Flooding

No house lot shall occupy an area that is subject to periodic flooding from water flows from any adjacent streams, waterways, drainage swales, or drainage areas and no lot shall be designed so as to collect or hold standing waters.

7. One (1) service structure is permitted for each development. The uses proposed for such structure shall be specified in the application for rezoning and approved by the Village Board of Trustees. Such structure shall be intended primarily to serve residents of the compact residential development. The parking, setback

requirements, etc., shall conform to the requirements specified in this Local Law for the particular use.

SECTION 506 F - FLOOD HAZARD OVERLAY DISTRICT

- A. The F Flood Hazard Overlay District is established to conform to the “Flood Insurance Rate Map and Flood Boundary Floodway Map prepared by the Federal Emergency Management Agency (FEMA).
- B. Such areas shall be subject to the provisions of Chapter 106 titled “Flood Damage Prevention” of the Lyndonville Village Code.
- C. The provisions of such “Flood Damage Prevention” chapter of the Lyndonville Village code shall take precedence over any other zoning regulations to the extent that the provisions of the zoning regulations are inconsistent with such provisions in the Flood Damage Prevention chapter.

SECTION 507 MH MANUFACTURED HOME PARK DISTRICT

A. PURPOSE

The purpose of the MH Manufactured Home Park District regulations is to regulate manufactured home parks, to promote the health, safety and general welfare of the community and to protect and preserve the property of the Village and its inhabitants.

B. LOCATION

The Village Board may approve the rezoning to MH of a parcel or group of parcels of land located in the AR Agricultural-Residential District.

C. PETITION FOR REZONING

- 1. Petition - The owners of the subject property, or their duly appointed representatives, shall petition the Village Board for rezoning of the subject property(ies) to MH Manufactured Home Park by submitting twelve (12) copies of such petition. Such petition shall be in writing on a petition form prescribed by the Village and available at the Office of the Village Clerk. The petition shall be accompanied by a preliminary site plan prepared in accord with Article X of this Local Law.
- 2. Referral to Village Planning Board - Upon receipt of twelve (12) copies of a complete petition and preliminary site plan such petition and preliminary site plan shall be referred to the Village Planning Board for review and recommendation in accord with the provisions of Section 106 of Article I of this Local Law.

3. Village Planning Board Recommendation - The Village Planning Board may, in its report to the Village Board, recommend approval, conditional approval or disapproval of the rezoning and establishment of the MH Manufactured Home Park District.
 - a. Recommendation for Approval – If the recommendation of the Village Planning Board is for approval, the Village Planning Board shall state therein how the proposed zoning amendment and development complies with the intent and objectives of the Village’s Comprehensive Plan and whether or not adequate utility facilities and services exist or are proposed to be constructed to serve the proposed development. of the development.
 - b. Recommendation for Conditional Approval – If the Village Planning Board recommends conditional approval contingent on certain conditions being met to protect the public health, safety, welfare and environment and to carry out the intent of the Comprehensive Plan, the Village Planning Board shall enumerate said conditions in its recommendation.
 - c. Recommendation for Denial – If the Village Planning Board recommends denial, such report shall state clearly the reason(s) for such recommendation, and if appropriate, identify what modifications the petitioner could make to the proposed development project for the Village Planning Board to issue a report recommending approval.

D. ENACTMENT OF ZONING AMENDMENT

After complying with the public hearing requirements, the State Environmental Quality Review (SEQR) regulation requirements and referral of the proposal to the County Planning Board, if required, in accord with Section 106 of Article I of this Local Law, the Village Board may enact a Local Law to approve the rezoning of the subject property(ies) conditioned on the subsequent final site plan review and approval of the Village Planning Board.

E. DEFINITIONS

Unless the context otherwise requires, the following definitions shall be used in the interpretation and administration of this Section:

MANUFACTURED HOME LOT: A lot within a manufactured home park for the placement of a single manufactured home and for the exclusive use of its occupants.

MANUFACTURED HOME PARK: Any site, lot, field, plot, parcel or tract of land on which two (2) or more or group of manufactured homes are parked or located and are occupied or intended for occupancy on the premises, and for which either the said premises or manufactured home is offered to the public for a fee of any type, and includes the rental of the premises and/or the manufactured home.

MANUFACTURED HOME STAND: That part of a manufactured home lot which has been reserved for the placement of the manufactured home and appurtenant structures and/or additions.

WATER CONNECTION: All pipes, fittings and appurtenances form the water riser pipe to the water inlet pipe of the distribution system within the manufactured home.

WATER RISER PIPE: That portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point of each manufactured home lot.

WATER SERVICE PIPE: Consists of all pipes, fittings, valves and appurtenances form the watermain of the manufactured home park distribution system to the water outlet of the distribution system within the manufactured home park.

SERVICE BUILDING: A structure housing sanitary, operational, office recreational, maintenance and other facilities within a manufactured home park.

SEWER CONNECTION: Pipes, fittings and appurtenances form the drain outlet of the manufactured home to the inlet of the corresponding sewer riser pipe of the sewer system that services the manufactured home park.

SEWER RISER PIPE: That portion of the sewer lateral which extends vertically to the ground elevation and terminates at a designated point at each manufactured home lot.

F. GENERAL SITE CONDITIONS

1. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property of the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property or hazards.
2. Exposed ground surfaces in all parts of every manufactured home park shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
3. The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surface water in a safe, efficient manner.
4. No part of any manufactured home park shall be used for nonresidential purposes, except as permitted by this Section or this Local Law.

5. Nothing contained in this Section shall be deemed as prohibiting the sale of a manufactured home located on a manufactured home stand and connected to the pertinent utilities.

G. DIMENSIONAL REQUIREMENTS FOR MANUFACTURED HOME PARKS:

1. The minimum parcel size for a manufactured home park shall be ten (10) acres.
2. All manufactured homes shall be located at least forty (40) feet from any manufacture home park boundary line that abuts upon a public street or highway and at least twenty (20) feet from other manufactured home boundary lines.
3. There shall be a minimum distance of fifteen (15) feet between an individual manufactured home and adjoining pavement of a manufactured home park walkway, sidewalk, street or common parking area or other common areas.
4. All manufactured home parks shall be provided with screening such as attractive and well-maintained fences or natural growth along the property boundary line separating the manufactured home park from adjacent uses.

H. LOT AND AREA REQUIREMENTS:

1. No lot in any manufactured home park shall be less than sixty (60) feet wide and have less than seven thousand two hundred (7,200) square feet of total area, exclusive of easements and rights-of-way. No structure or manufactured home or any part thereof shall be located on any lot closer to any front lot line than twenty-five feet, or any side lot line than fifteen (15) feet nor to any rear lot line than twenty (20) feet.
2. Tapered lots occurring along curvilinear roads and culs-de-sac shall have an average lot width of sixty (60) feet. The “average lot width” is defined as the sum of the lengths of the front and back lot lines divided in half. In no case, however, shall the front lot width on such tapered lot be less than thirty-five (35) feet. The minimum requirements for the total area and yard dimensions as hereinabove stated shall apply to such tapered lots.
3. Any accessory structure which covers an area exceeding twenty-five (25) square feet and is attached to a manufactured home or is located within ten (10) feet of a window in such manufactured home and has an opaque top or roof that is higher than the nearest window shall be considered a part of the manufactured home for the purpose of determining its distance from lot lines.

I. RECREATION AREAS

1. In all manufactured home parks that accommodate or are designed to accommodate five (5) or more manufactured homes, there shall be one (1) or more recreation areas which shall be easily accessible to all park residents.

2. The combined size of such recreation areas shall be based upon a minimum of three hundred fifty (350) square feet per manufactured home lot. No outdoor recreation area shall be smaller than five thousand (5,000) square feet of area.
3. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
4. Playground equipment shall be installed in each required recreation area.

J. STREET SYSTEM

1. All manufactured home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each manufactured home lot. Alignment and gradient shall be properly adopted to topography.
2. Access to manufactured home parks shall be designed to minimize congestion and hazards at the entrances and exists, and allow free movement of traffic on adjacent streets. The entrance road connecting the streets in the manufactured home park with a public street or road shall have a minimum road pavement width of thirty-four (34) feet where parking is permitted on both sides or a minimum road pavement width of twenty-seven (27) feet where parking is limited to one (1) side. Where the primary entrance road is more than one hundred (100) feet long and does not provide access to abutting manufactured home lots within such distance, the minimum road pavement width may be twenty-four (24) feet, provided parking is prohibited on both sides.
3. Internal surfaced roadways shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:
 - a. All streets, except minor streets, shall have a width of twenty-four (24) feet.
 - b. Minor streets with no parking shall have a width of eighteen (18) feet. This is acceptable only if the street is less than five hundred (500) feet long and serves fewer than twenty-five (25) manufactured homes or of any length if the street is one-way and provides access to abutting manufactured home lots on one side only.
 - c. Dead-end streets shall be limited in length to one thousand (1,000) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least sixty (60) feet.

K. STREET ILLUMINATION

All manufactured home parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average of maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

1. All parts of the street systems: six-tenths (0.6) foot-candle with a minimum of one-tenth (0.1) foot-candle.
2. Potentially hazardous locations, such as major street intersections and steps or stepped ramps: individually illuminated with a minimum of three-tenths (0.3) foot-candle.

L. STREET CONSTRUCTION DESIGN STANDARDS

1. All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surfaces and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes, and other hazards.
2. Grades of all streets shall be sufficient to ensure adequate surface drainage but be not more than eight percent (8%). Short runs with a maximum grade of ten percent (10%) may be permitted, provided that traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.
3. Streets shall be at approximately right angles within one hundred (100) feet of an intersection. A distance of at least one hundred fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one (1) point shall be avoided.

M. OFF-STREET PARKING

1. Off-street parking areas shall be provided in all manufactured home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least one and one-quarter (1-1/4) parking spaces for each manufactured home lot.
2. Required parking spaces shall be so located as to provide convenient access to the manufactured home, but shall not exceed a distance of two hundred (200) feet from the manufactured home that it is intended to serve.
3. Each manufactured home lot shall have not less than two (2) off-street parking spaces. Such parking spaces shall be connected to the entrance of the manufactured home by a paved sidewalk having a minimum width of thirty-six (36) inches.

N. WALKWAYS

1. All manufactured home parks shall be provided with safe, convenient, all-season, dust-free pedestrian access to adequate width for intended use, durable and convenient to maintain between individual manufactured park homes, the streets and all community facilities provided for the residents of the manufactured home park. Sudden changes in alignment and gradient shall be avoided.
2. A common walk system separated for the road system by a minimum of two (2) feet shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3-1/2) feet.
3. All manufactured home lots shall be connected to common walks, to paved streets or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

O. LANDSCAPING

Trees and shrubs shall be provided along all walks and streets, around recreation areas and along the outer property line of the manufactured home park. Trees shall be planted at an interval of not less than fifty (50) feet where feasible.

P. MANUFACTURED HOME STANDS

The area of the manufactured home stand shall be improved to provide adequate foundation for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation or overturning.

1. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home or due to frost action, inadequate drainage, vibration, or other forces acting on the superstructure. The manufactured home stand shall be either drilled piers, trench footers or concrete slabs in accordance with the specifications hereinafter set forth:
 - a. Such drilled piers shall be constructed of cast-in-place concrete having a minimum load-carrying capacity of three thousand (3,000) pounds per square inch; be a diameter of not less than twelve (12) inches; be a depth of not less than forty-two (42) inches; and be spaced at intervals of not more than eight (8) feet and centered on the manufactured home rails.
 - b. Such trench footers shall be constructed of cast-in-place concrete having a load-carrying capacity of not less than three thousand (3,000) pounds per square inch; be a width of not less than sixteen (16) inches; be a depth of not less than forty-two (42) inches and be spaced at intervals of not more than eight (8) feet and be of sufficient length to accommodated the width of the manufactured home rails.

- c. Such concrete slabs shall be constructed of cast-in-place concrete having a thickness of not less than six (6) inches and shall be placed on top of cast-in-place concrete footer constructed along the entire perimeter of the concrete slab and shall have a width of not less than twelve (12) inches and a below-grade depth of not less than forty-two (42) inches.
2. The manufactured home stand shall be provided with anchors and tie-downs such as cast-in-place “dead men,” eyelets imbedded in concrete foundations or runways, sore augurs, arrowhead anchors or other devices to secure the stability of the manufactured home.
3. Anchors and tie-downs shall be placed at least at each corner of the manufactured home stand, and each shall be capable of sustaining a minimum tensile strength of two thousand eight hundred (2,800) pounds.

Q. WATER SUPPLY

1. An accessible, adequate, safe and potable supply of water shall be provided in each manufactured home park. Where a public water supply of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the New York State Department of Health.
2. Source of Private Water Supply:
 - a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per manufactured home.
 - b. Every well or suction line of the water supply system shall be located and constructed in such manner that neither underground nor surface contamination will reach the water supply from any source. The following minimum distance between wells and various sources of contamination shall be required:

Contamination Source	Distance from Well or Suction Line (feet)
Building sewer	50
Septic tank	50
Disposal field	100
Seepage pit	100
Dry well	50
Cesspool	150

- c. No well-casings, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above the ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage to the surface of the ground.
- d. The treatment of private water supply shall be in accordance with applicable New York State laws and regulations.

3. Storage Facilities

All water storage reservoirs shall be covered watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

4. Distribution System

- a. The water supply system of the manufactured home park shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water.
- b. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations and requirements and shall be of a type and in locations approved by the health authority.
- c. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
- d. The system shall be designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water.

5. Water Risers

- a. Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position.
- b. Water riser pipes shall extend at least four (4) inches above the ground elevation. The inside pipe diameter shall be at least three-fourths (3/4) of an inch.

- c. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- d. A shutoff valve below the frost line shall be provided near the water pipe riser on each manufactured home lot.
- e. Underground stop and waste valves shall not be installed on any water service.

R. SEWAGE DISPOSAL

- 1. An adequate and safe sewage system shall be provided in all manufactured home parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with State and local laws.
- 2. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grad which will ensure a velocity of two (2) feet per second when flowing. All sewer lines shall be constructed of materials approved by the New York State Health Department, shall be adequately vented and shall have watertight joints.
- 3. Sewer Connections
 - a. Each manufactured home stand shall be provided with at least a four-inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position.
 - b. The sewer connection shall have a normal inside diameter of at least three inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. The sewer connection shall consist of one (1) pipeline only without any branch fittings. All joints shall be watertight.
 - c. All materials used for sewer connections shall be semi-rigid, corrosive-resistant, nonabsorbent and durable. The inner surface shall be smooth.
 - d. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) inches above the ground elevation.

4. Treatment and Discharge

Where the sewer lines of the manufactured home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the New York State Health Department prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of New York State, except with prior approval of the New York State Department of Health.

S. ELECTRICAL DISTRIBUTION

1. General. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with codes and regulations governing such systems.

2. Power Distribution Lines

a. Main power lines not located underground shall be suspended at least eighteen (18) feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any manufactured home, service building or other structure.

b. All direct-burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot of radial distance from water, sewer, gas or communication lines.

3. Electrical Connections

a. Each manufactured home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be one hundred twenty/two hundred forty (120/240) volts AC, fifty (50) amperes.

b. Outlet receptacles at each manufactured home stand shall be located not more than twenty-five (25) feet from the overcurrent protective devices in the manufactured home, and a three-hole, four-wire grounding type shall be used. Receptacles shall be of weatherproof construction, and configurations shall be in accordance with American Standard Outlet Receptacle C- 73.1.

c. The manufactured home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.

- d. Where the calculated load of the manufactured home is more than fifty (50) amperes, either a second outlet receptacle shall be installed.

4. Grounding

All exposed non-current-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

T. COMMUNITY SERVICE FACILITIES

- 1. The requirements of this Article shall apply to service buildings, recreation buildings and other community service facilities such as:
 - a. Management offices, repair shops and storage areas
 - b. Sanitary facilities
 - c. Laundry facilities
 - d. Indoor recreation areas
- 2. Every manufactured home park shall be provided with the following emergency sanitary facilities: For each one hundred (100) manufactured home lots, there shall be one (1) flush toilet, one (1) lavatory and one (1) shower for each sex. The building containing such emergency sanitary facilities shall be accessible to all manufactured homes. Such facilities and the structure housing the same shall be constructed and operational not later than thirty (30) days following the occupancy of each one hundred (100) lots in any such park.
- 3. Structural Requirements
 - a. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
 - b. All rooms containing sanitary or laundry facilities shall:
 - (i) Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.

- (ii) Have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of the floor area served by them.
 - (iii) Have at least one (1) window which can be easily opened or a mechanical device which will adequately ventilate the room.
 - (iv) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
 - c. Illumination levels shall be maintained as follows:
 - (i) General seeing tasks: five (5) footcandles.
 - (ii) Laundry room work area: forty (40) footcandles.
 - (iii) Toilet room, in front of mirrors: forty (40) footcandles.
 - d. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture and cold water shall be furnished to every water closet and urinal.
- 4. Cooking shelters, barbecue pits, fireplaces and wood- burning stoves shall be so located constructed, maintained and used as to avoid fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors. No refuse shall be burned at any time.

U. GARBAGE, RUBBISH AND REFUSE

- 1. The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- 2. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than one hundred fifty (150) feet from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- 3. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

4. All refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the manufactured home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.
5. Where municipal or private disposal service is not available, the manufactured home park operator shall dispose of the refuse by transporting it to the Village disposal site.
6. Refuse incinerators shall be operated only when attended by some person specifically authorized by the owner or operator of the manufactured home park.

V. INSECT AND RODENT CONTROL

1. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform to the requirements of the New York State Department of Health and the Orleans County Department of Health.
2. Parks shall be maintained free of accumulations of debris, which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
3. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building materials shall be stored at least one (1) foot above the ground.
4. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
5. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

W. FUEL SUPPLY AND STORAGE

1. Natural Gas System.
 - a. Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
 - b. Each manufactured home lot provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The

outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

2. Liquefied Petroleum Gas Systems.

- a. Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- b. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- c. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition.
- d. All liquefied petroleum gas piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes.
- e. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than twelve (12) nor more than sixty (60) United States gallons' gross capacity.
- f. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installation is approved by the health authority.

3. Fuel Oil Supply Systems

- a. All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- b. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place.
- c. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less than five (5) feet from any manufactured home exit.
- d. Storage tanks located in areas subject to traffic shall be protected against physical damage.

X. FIRE PREVENTION

1. The manufactured home area shall be subject to fire-prevention ordinances which may be adopted by the Village.
2. Manufactured home parks shall be kept free of litter, rubbish and other flammable materials.
3. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in service buildings and at all other locations designated by such fire prevention authority and shall be maintained in good operating conditions.
4. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
5. Fire Hydrants
 - a. Fire hydrants shall be installed if the park water supply system is capable of serving them in accordance with the following requirements:
 - (i) The water supply system shall permit the operation of a minimum of two (2) one-and-one-half-inch hose streams.
 - (ii) Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest elevation point of the park.
 - b. Fire hydrants, if provided, shall be located within five hundred (500) feet, measured along or through roads or other open public areas, of any manufactured home, service building or other structure of the park.

Y. RESPONSIBILITIES OF PARK MANAGEMENT

1. The person to whom a license for a manufactured home park is issued shall operate the park in compliance with this Section and regulations issued hereunder and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park management shall notify park occupants of all applicable provisions of this Section and inform them of their duties and responsibilities under this Section and regulations issued hereunder.
3. The park management shall supervise the placement of each manufactured home on its manufactured home stand, which includes securing its stability and installing all utility connections.

4. The park management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.
5. The park management shall notify the State Health Department immediately of any suspected communicable or contagious disease within the park.

Z. RESPONSIBILITIES OF PARK OCCUPANTS

1. The park occupants shall comply with all applicable requirements of this Section and regulations issued hereunder and shall maintain their manufactured home lots, facilities and equipment in good repair and in a clean and sanitary condition.
2. The park occupant shall be responsible for proper placement of his manufactured home on its manufactured home stand and proper installation of all utility connections in accordance with the instruction of the park management.
3. No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any manufactured home lot.

AA. CONDITIONS REQUIRED PRIOR TO OCCUPANCY

A manufactured home shall not be occupied for dwelling purposes unless it is properly placed on a manufactured home stand and connected to water, sewerage and electrical utilities.

BB. LICENSE REQUIRED

It shall be unlawful for any person to construct, alter or extend any manufactured home park within the Village of Lyndonville or to locate a manufactured home therein without a valid license issued by the Zoning Enforcement Officer. Licenses are issued and valid for a twelve-month period, but may be renewed as provided for in this Section.

CC. PRE-EXISTING MANUFACTURED HOME PARKS

Manufactured home parks operating under a valid license issued prior to the effective date of this Local Law may continue to operate under the terms of such license until the expiration of such license. Before renew of the license, such manufactured home park shall be brought into compliance with the provisions of this Section.

DD. LICENSE APPLICATION REQUIREMENTS

1. All applications for licenses or for renewal of licenses shall be submitted to the Zoning Enforcement Officer and shall contain the following:
 - a. The name and address of the applicant; if the applicant is a partnership, the names and addresses of the partners; and if the applicant is a corporation, the names and addresses of the officers and directors.
 - b. The name and address of the owner of the property.
 - c. A copy of a current lease agreement between the applicant and the owner of the property if the applicant is not the property owner.
 - d. the location and legal description of the manufactured home park.
 - e. Plans and specifications for the water supply and refuse and sewage disposal facilities to be constructed, altered or extended within the manufactured home park.
 - f. Plans and specifications for all buildings to be constructed, altered or extended within the manufactured home park.
 - g. All applications for licenses or renewals or licenses shall be accompanied by application fee which shall be set from time to time by a resolution of the Village Board.
2. Upon review of the application and evidence that the manufactured home park meets the minimum requirements of the New York State Department of Health and subject to the Village Planning Board approving a Special Use Permit. The Zoning Enforcement Officer shall issue or renew a license when a review of the application and inspection of the site demonstrates that the proposed or existing manufactured home park satisfies the requirements of this Local Law and any provisions imposed by the Village Planning Board as conditions to the approval of the Special Use Permit.

EE. INSPECTIONS

1. The Zoning Enforcement Officer is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Local Law.
2. The Zoning Enforcement Officer shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Local Law.

3. The Zoning Enforcement Officer shall have the power to inspect the register containing a record of all residents of the manufactured home park.

FF. REVOCATION OF LICENSES

Any license for a manufactured home park may be revoked when it is found to be in violation of the provisions of this Section.

1. Should the Zoning Enforcement Officer find a violation of any provision of this Local Law or the Special Use Permit, the Zoning Enforcement Officers shall give notice, in writing, to the licensee, that unless such violations are corrected within ten (10) days, the permit shall be revoked.
2. If, at the end of the ten (10) days, a further inspection reveals that the violation(s) have not been corrected, the Zoning Enforcement Officer shall revoke the permit and give notice of such revocation, in writing, to the licensee. Upon notice of revocation, the licensee shall cease operation of the manufactured home park.

GG. APPEALS

1. Petition - Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Section or of any regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Village Board, provided such person shall file in the office of the Village Clerk a written petition to request such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and suspension, except in the case of an order issued in accord with Subsection F of this Section. Upon receipt of such petition, the Village Board shall set a time and place for such hearing and shall give the petitioner written notice thereof.
2. Hearing - At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be held not later than ten (10) days following the day on which the petition was filed, provided that, upon application of the petitioner, the governing body may postpone the date of the hearing for a reasonable time beyond such ten-day period when, in the judgment of the governing body, the petitioner has submitted good and sufficient reasons for such postponement.
3. Order of the Village Board - After such hearing, the Village Board shall make findings as to compliance with the provisions of this Section and regulations issued hereunder and shall issue an order to sustain, modify or withdraw the notice of violation, which shall be served in writing on the petitioner. Upon failure to comply with any order sustaining or modifying the notice of violation within ten (10) days

following the service of said order, the license of the manufactured home park affected by the order shall be revoked.

HH. EMERGENCY CONDITIONS

Whenever the Zoning Enforcement Officer finds that an emergency exists which requires immediate action to protect the public health, Zoning Enforcement Officer may, without notice or hearing, issue an order reciting the existence of such emergency and require that such action be taken as the Zoning Enforcement Officer may deem necessary to address or remedy the emergency, including the suspension of the license. Notwithstanding any other provisions of this Section, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Village Board, shall be afforded a hearing as soon as its is practicable for the Village Board to schedule such hearing. The provisions of Subsection E of this Section shall be applicable to such hearing and the order issued thereafter.

II. HIGHER STANDARDS TO PREVAIL

In any case where a provision of this Section is found to be in conflict with a provision of any other ordinance or code of the Village of Lyndonville existing on the effective date of this Section, the provision which establishes the higher standard shall prevail.