

**TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
ZONING AMENDMENTS**

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended as follows:

I. Section 376-65, titled “Accessory apartments,” is amended by amending subsections B, C, E, G(1), G(2) and H to read as follows:

B. The building shall have no more than two front entrances. However, when a wrap-around porch is constructed on a minimum of 75 percent of the width of the front facade, no limit shall be placed on the number of front entrances. All other entrances shall be on the side or rear of the building. All entrances other than the main front entrance door shall be subject to review and approval by the Architectural Review Board.

C. Accessory apartments shall have no restriction on floor area size and may utilize any portion of the building.

E. Any exterior building alteration that expands the existing building foundation, alters the exterior site areas or results in a requirement to obtain variance(s) is subject to architectural review pursuant to Article X of this chapter.

G. Three-family residences and multi-family residences.

1. In the R-15C District, three-family detached residences in which each dwelling unit extends from foundation to roof (townhouse style) are permitted to have one accessory apartment for each dwelling unit.
2. In the R-15C District, three-family residences or multi-family residences, either detached or semi-attached, not constructed in the townhouse style are permitted only one accessory apartment for the entire residence.

H. In the R-15C District, three family residences and multi-family residences may reduce the off-street parking requirement for accessory dwelling unit(s) by one parking space for each on-street parking space created through a roadway widening along the frontage of the lot.

II. Section 376-65, titled “Accessory apartments” is further amended by adding subsection I to read as follows:

- I. In the R-15A and R-15C Districts, a lot containing three or more dwelling units, including accessory apartments, shall be required to install and maintain a refuse area, which shall be installed and screened in a manner approved by the Building Inspector or Planning Board.

III. Section 376-1216, titled “Schools of general and religious instruction,” is amended by adding new subsection C, titled “Bulk Requirements,” to read as follows:

C. Bulk Requirements.

The following bulk requirements shall apply to schools of general and religious instruction in zoning districts where such use is a permitted use:

1. The maximum development coverage shall be 65%.
2. The maximum FAR shall be 65%.

IV. Section 376-71, titled “Location and size of parking spaces,” is amended by amending subsection B to read as follows:

B. Size of Spaces. The minimum parking stall length shall be 19 feet, and the minimum parking stall width shall be 9 feet. However, the width of accessible parking spaces and aisles must comply with accessibility requirements.

V. Section 376-77, titled “Off-street loading berths,” is amended by changing the title to “Off-street loading areas” and by amending subsection A to read as follows:

A. Off-street loading areas, when deemed necessary by the Planning Board, shall conform to the following standards:

1. Nonresidential uses permitted in residential districts or mixed-use districts shall have one loading area with minimum dimensions of 10 feet by 40 feet and a clear height of 15 feet for the first 20,000 square feet of gross floor area of the use. If the gross floor area is greater than 20,000 square feet, then the Planning Board will determine the number of additional loading areas required.
2. In the NS and CS Districts, there shall be one loading area with minimum dimensions of 10 feet by 50 feet with a clear height of 15 feet for the first 10,000 .If the gross floor area is greater than 10,000 square feet, then the Planning Board will determine the number of additional loading areas required.
3. In LO, PO and PI Districts, there shall be one loading area with minimum dimensions of 10 feet by 50 feet with a clear height of 15 feet for the first 20,000 square feet of gross floor area. If the gross floor area is greater than 20,000 square feet, then the Planning Board will determine the number of additional loading areas required.
4. The Planning Board may modify the minimum requirements where necessary to ensure proper circulation and traffic safety if such modification would not create future adverse effect in the event that the structure(s) or use(s) are changed to any other use permitted in the district.

VI. Section 376-5, titled “Definitions,” is amended by amending the following definitions to read as follows:

COURT/COURTYARD

An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.

DORMITORY

A space in a building where group sleeping accommodation is provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in school or college dormitories or fraternity house(s).

DWELLING UNIT

A self-contained residential space providing complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation.

SWIMMING POOL, PRIVATE

Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designated to contain, or is capable of containing water more than 24 inches (610 mm) deep at any point. This includes in-ground, above ground, and on-ground pools, indoor pools, hot tubs, spas and wading pools. No person shall construct or maintain a swimming pool except in compliance with the State Fire Prevention and Building code.

TOWNHOUSE

A single-family dwelling unit constructed in a group of three or more attached single family dwelling units and each unit (1) extends from the foundation to roof, (2) open on at least two sides, and (3) has a separate means of egress.

VII. The Table of General Use Requirements for the Commercial Corridor (CC) zoning district is amended by adding Catering facilities as a special permit use in Use Group H.

Section 2. Severability.

If any clause, sentence, paragraph, section or part of this local law or the application thereof to any individual, firm or corporation or circumstance is held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the particular clause, sentence, paragraph, section or part of this local law or in its application to the particular individual, firm or corporation or circumstance directly involved in the controversy in which such order or judgment is rendered. Such order or judgment shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, phrase, which shall remain in full force and effect.

Section 3. Supersession.

To the extent that any provisions of the state Town Law, or any general law of the State, or the provisions of Chapter 376 of the Town Code are inconsistent with this local law, such provisions are hereby superseded.

Section 4. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.