

TOWN OF FLORIDA

MONTGOMERY COUNTY

NEW YORK STATE

ZONING ORDINANCE

TOWN OF FLORIDA
Montgomery County, New York

ZONING ORDINANCE

The attached Zoning Ordinance, including Schedule "A" and a Zoning Map was adopted by the Town Board of the Town of Florida on September 16, 1976. Subsequent amendments dated August 15, 1977; March 20, 1978; December 28, 1978; July 16, 1979; March 20, 1989; January 27, 1997; February 2001, February 17, 2003, June 21, 2004, and March 21, 2005 have been included in this revised text.

Amendments made February 17, 2003 resulted in extensive revisions of the Zoning Ordinance including the renumbering of various sections. Reference may be made to the Town of Florida, Montgomery County, New York as amended to January 27, 1997 for comparison purposes.

Town of Florida
Montgomery County, New York

Town Board 2005

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Councilman.....Schuyler Holloway
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TOWN OF FLORIDA
ZONING ORDINANCE

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TOWN OF FLORIDA
MONTGOMERY COUNTY, NEW YORK

AN ORDINANCE regulating and restricting the location, construction, alteration and use of buildings and land in the Town of Florida, Montgomery County, New York, pursuant to the Zoning provisions of ARTICLE 16 of the Town Law of the State of New York.

THE TOWN OF FLORIDA TOWN BOARD, by virtue of the power and authority vested in it by law, does hereby ordain and enact as follows:

ARTICLE I - TITLE

SECTION 1 - This ordinance shall be known and may be cited as "The Town of Florida Zoning Ordinance".

ARTICLE II - PURPOSES & SEPARABILITY

SECTION 2 - This ordinance is enacted for the following purposes:

1. -To lessen congestion in the streets;
2. -To secure safety from fire, flood, panic and other dangers;
3. -To promote health and general welfare;
4. -To provide adequate light and air;
5. -To prevent overcrowding of land;
6. -To avoid undue concentration of population;
7. -To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
8. -To conserve the value of buildings;
9. -To encourage the most appropriate use of land throughout the Town;
10. -To avoid the pollution of air and water;
11. -To insure the gradual elimination of non-conforming uses;

Separability: Should any section or provision of this ordinance or as amended hereafter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

ARTICLE III - DEFINITIONS

SECTION 3 - General

For the purpose of this ordinance certain words or terms used herein shall be interpreted or defined as follows:

Words used in the present tense shall include the future. The singular number includes the plural, and the plural the singular. The word "person" includes a corporation as well as an individual.

The word "building" includes the word "plot" or "parcel". The word "used" or "occupied" as applied to any land or building shall be construed to include the words "built, arranged or designed to be used or occupied".

SECTION 4 - Definitions

ACCESSORY BUILDING: A building subordinate to the main building on a lot and used for purposes customarily incidental to those of the main building.

ACCESSORY USE: A use customary incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

ADULT ORIENTED BUSINESS: Whenever used in this ordinance, the words "Adult Oriented Business" or "Adult Oriented Businesses" apply to the following types of establishments, and any others which exclude or restrict minors by reason of age:

ADULT BOOKSTORE OR VIDEO STORE: An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, other periodicals, films, slides or video tapes and which establishment excludes or restricts minors by reason of age.

ADULT ENTERTAINMENT CABARET: A public or private nightclub, bar, restaurant, or similar establishment which presents topless or bottomless dancers, strippers, male or female impersonators, exotic dancers, or other similar entertainment, and which establishment excludes or restricts minors by reason of age.

ADULT MOTEL: A motel which excludes or restricts minors by reason of age, and which makes available to its patrons in their rooms films, slide

shows or videotapes, which if presented in a public movie theatre would exclude or restrict minors by reason of age.

ADULT THEATRE: A theatre that customarily presents motion pictures, films, videotapes or slide shows, and that excludes or restricts minors by reason of age.

MASSAGE ESTABLISHMENT: Any establishment having a fixed place of business where massages are administered, including but not limited to massage parlors, sauna baths and steam baths, and which excludes or restricts minors by reason of age. This definition shall not be construed to include a hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or duly licensed physical therapist or massage therapist, licensed masseuse or masseur, or barbershops or beauty salons in which massages are administered only to the scalp, face, neck or shoulders. This definition shall also exclude health clubs which have facilities for physical exercise, such as tennis courts, racquetball courts or exercise rooms, and which do not receive their primary source of revenue through the administration of massages.

PEEP SHOW: A theatre which presents material in the form of live shows, films or videotapes, viewed from an individual enclosure, and which excludes or restricts minors by reason of age.

ALLEY: A minor way which is used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

ANIMAL HOSPITAL/VETERINARY CLINIC: A business that treats animals and regularly houses them on the premises overnight and for extended periods for treatment.

APPLICANT: The legal, real property contract vendee, or beneficial owner or owners of a lot or of any land included in the proposed development. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.

AREA, BUILDING: The total ground area of a principal building and accessory buildings, exclusive of uncovered porches, parapets, steps and terraces.

BASEMENT: A space of full story height partly below grade and having at least half of its clear floor-to-ceiling height above the average grade, and which is not designed or used primarily for year-round living accommodations.

BED AND BREAKFAST: An establishment in a private dwelling that supplies temporary accommodations to overnight guest for a fee. Meals may or may not be provided. Tourist homes and inns are included here.

BOARDING OR ROOMING HOUSE: Any dwelling in which more than three persons, either individually or as families are housed or lodges, except those engaged in farm work, for hire with or without meals, and/or any dwelling with ten or less sleeping rooms in which more than three persons, either individually or as families, are housed or lodged, except those engaged in farm work, for hire or otherwise, without separate kitchen facilities, with or without meals. If there are more than ten sleeping rooms, such buildings shall be considered hotels.

BUFFER ZONE: Open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

BUILDING: Any roofed structure intended for the shelter, housing or enclosure of persons, animals or property. When a building is divided into separate parts extending from the ground up, each part so divided is deemed a separate building.

BUILDING LINE: A line established by law, usually parallel with a property line, beyond which a structure may not extend.

BUILDING, FLOOR AREA: The sum of the gross horizontal area of the several floors of a building and its accessory buildings on the same lot, including basement areas devoted to residential use and the area of bays, dormers, roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.

CELLAR: That space of a building which has more than half of its height, measured from floor to ceiling, below the average grade.

COMMUNITY PARK OR PLAYGROUND: Land managed by the public and set aside for public use which may or may not have developed recreational facilities, such as playground, tennis courts, horse and bike trails, baseball fields, picnic areas, swimming pools and/or lavatories.

DRIVEWAYS AND PASSAGE WAYS: Private access routes which directly service a parking area; or serving parking spaces not directly serving more than two (2) dwelling units, and not providing a route for through traffic. Minimum driveway widths shall be as follows:

PARKING ANGLE	DRIVEWAY WIDTH
No parking	18'
Parallel	20'
45° one-way	20"
60° one-way	20'
90° one-way	24'

DWELLING, ONE-FAMILY: A detached building, other than a trailer or other temporary structure designed for exclusive year-round occupancy by one family only.

DWELLING, TWO-FAMILY: A detached building, other than a trailer or other temporary structure, designed for exclusive year-round occupancy by two families living independently of each other.

DWELLING, MULTIPLE FAMILY: A building or group of buildings, designed for year-round occupancy by more than two families, including apartment houses and group houses, but excluding hotels and rooming houses.

DWELLING UNIT: One or more rooms with provision for living, sanitary, and sleeping facilities arranged for the use of one family.

FAMILY: Any number of persons or recognized relationships maintaining a common household, including domestic help.

FARM: A parcel or tract of land which is used for growing agricultural products, horticulture products, raising livestock, raising fruits and/or vegetables or agriculture production. For the purposes of Section 9, paragraph (A) an "agricultural operation" shall not include any farm having less than \$10,000.00 gross sales in the year preceding the date on which the owner applies for a building permit to erect a mobile home as an accessory use. In addition the occupant of a mobile home as an accessory use must be a full-time employee of the "agricultural operation" whose total documented compensation from such employment in agriculture is not less than \$10,000 a year in wages.

FARM PRODUCTS PLANT: Any operation which starts with a farm product, including but not limited to vegetables, fruits, milk, beef, pork, lamb, chicken, eggs, turkey etc. and whose end product packages that product in a form suitable for retail market distribution. This definition includes but is not limited to dairies, cheese plants, vegetable/fruit canneries, slaughterhouses etc.

FARM STAND: The sale of agricultural products that are produced on the premises.

FRONT: That part of a parcel of land or building abutting or facing the principal street or road. In the case of corner lots on two intersecting streets or road the parcel will be considered to have two front yards, one side yard and one rear yard at minimum.

GARAGE, PRIVATE: A roofed space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than one car is leased to a non-resident of the premises.

GARAGE, PUBLIC: A building or part thereof for the storage, hiring, selling, greasing, washing, servicing, or repair of motor-driven vehicles, operated for gain.

GASOLINE STATION: Any area of land, including structures thereon, that is used or designed to be used for the sale of gasoline or oil or other motor vehicle fuel and which may include facilities for lubricating, washing, cleaning, or otherwise servicing motor vehicles, not including the painting or major repair thereof. The term "Gasoline Station" shall be deemed to include filling station and service station.

GREENSPACE: Area of land with vegetative cover.

HISTORIC BUILDING OR SITE: A building or area which has historic and special public value because of notable architectural or other features relating to the cultural, historic, or artistic heritage of the community.

HOME OCCUPATION: An occupation or profession which is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit; and is carried on by a member of the family residing in the dwelling unit; and is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and which conforms to the following additional conditions.

1. The occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto.
2. No more than one person outside the family shall be employed in the home occupation.
3. There shall be no exterior display, nor any exterior sign except a business sign, no exterior storage or materials and no other exterior indication of the home occupation or variation from the residential character of the principal building. The Business Sign shall comply with Section 34 of this ordinance.

4. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

A home occupation includes, but is not limited to art studio; dress-making; barber shop or beauty parlor; professional office of physician; dentist, lawyer, engineering, architect, accountant; or musical instruction limited to a single pupil at a time.

HOSPITAL: A building or structure for the diagnosis and medical or surgical care of human ailments.

HOTEL: Facility offering transient lodging accommodations to the general public and providing additional service such as restaurants, meeting rooms and recreational facilities. the word "hotel" includes the words "motel", "motel court" , "inn", "tourist court", or similar names excluding rooming houses and Bed and Breakfast establishments.

JUNK YARD: A lot, land or structure, or part thereof, used for the collecting, storage and sale of waste paper, rages, scrap metal or discarding material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles, and for the sale of the parts thereof; or for the storing or abandonment of two or more unlicensed or unregistered motor vehicles for 30 days or more.

KENNEL: A structure used for the harboring for hire of four or more dogs or cats, more than six months old.

LAUNDERETTE: A business premises serviced by municipal sewerage or a NYSDOH approved system, equipped with individual clothes washing or cleaning machines for use by retail customers, exclusive of laundry facilities provided in an apartment, fraternity, sorority, residential hotel or club.

LIGHT ASSEMBLY PLANT: A use engaged in the creation, predominately from previously prepared materials, of finished products or part, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

LIVING AREA: The sum of the gross horizontal area of the several floors of a building, including areas below grade devoted to residential use. All dimensions shall be measured between exterior faces of walls.

LOADING SPACE: A paved area designed for the parking, loading and unloading of delivery vehicles.

LOT: A parcel of land considered as a unit, occupied or capable of being occupied by a building or use and accessory buildings or uses, or by a group of buildings united by a common use or interest; and including such open spaces as are required by this ordinance, and having its principal frontage on a public street or an officially approved place.

LOT AREA: The total horizontal area included within lot lines. no part of the area within a public right-of-way may be included in the computation of lot area.

LOT, CORNER: A lot located at the intersection of and fronting on two or more intersecting streets, and having an interior angle at the corner of intersection of less than 135 degrees.

LOT, COVERAGE: That portion of the lot that is covered by buildings.

LOT, INTERIOR: A lot other than a corner lot.

LOT, THROUGH: A lot having frontage on two approximately parallel, or converging streets other than a corner lot.

LOT, DEPTH: The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

LOT, WIDTH: The distance between side lot lines measured parallel to the front lot line at a distance from the front lot line equal to the front yard specified for the district, except as noted in Section 16.

MINERAL: any naturally formed, usually inorganic, solid material located on or below the surface of the earth. For the purposes of this ordinance, peat and topsoil shall be considered minerals.

MINING: the extraction of overburden and minerals from the earth; the preparation and processing of minerals, including any activities or processes or parts thereof for the extraction or removal of minerals from their original location and the preparation, washing, cleaning, crushing, stockpiling or other processing of minerals at the mine location so as to make them suitable for commercial, industrial, or construction use; exclusive of manufacturing processes, at the mine location; the removal of such materials through sale or exchange, or for commercial, industrial or municipal use; and the disposition of overburden, tailings and waste at the mine location. "Mining" shall not include the excavation, removal and disposition of minerals from construction products, exclusive of the creation of water bodies, or excavations in aid of agricultural activities.

MINOR: A person less than seventeen (17) years of age.

MOBILE HOME: A movable single dwelling unit equipped with a chassis designed for and providing housekeeping facilities for year-round occupancy including plumbing, heating, electrical, cooking and refrigeration systems and equipment.

MOBILE HOME PARK: A parcel of land which has been planned and improved for the placement of two or more mobile homes for non-transient use.

MODULAR HOME: A prefabricated dwelling unit capable of being delivered to a site in several sections and is indistinguishable in appearance from conventionally built homes.

NAMEPLATE: A plaque or sign for non business purposes bearing the name of the owner of the residence and no larger than eight (8) square feet.

NON-CONFORMING USE: A structure or land lawfully occupied by a use that does not conform with the regulations of the district in which it is located.

NURSING OR CONVALESCENT HOME OR HOME FOR THE AGED: A building used for the accommodation and care of persons with, or recuperating from, illness or incapacity, where nursing services are furnished, or for the accommodation and care of persons of advanced age.

OPEN SPACE: Any parcel or area of land or water essentially unimproved by buildings.

PARKING SPACE: The area required for parking one automobile which in this ordinance is held to be an area at least nine feet wide and 20 feet long, exclusive of passageways and driveways thereto.

PERMANENT FOUNDATION: Concrete or stone walls which support the bottom floor and exterior walls of a building and extending below the ground deeper than the average annual frost level, or a reinforced concrete base below the bottom floor of a building of sufficient thickness and having a suitable subway to resist shifting and heaving from changes in temperature and moisture conditions in the ground beneath the building.

PERSONAL SERVICE SHOPS: Establishments providing services or entertainment, as opposed to products, to the general public including, but not limited to: cleaning and garment services, beauty shops, photography shops,

shoe repair, barber shops, funeral services, clothing rental, reduction salons and tanning parlors.

PERSONAL WIRELESS SERVICES: shall mean any person, firm, corporation, or governmental agency, duly licensed/authorized to furnish the public, under governmental regulation, commercial mobile services, wireless telecommunication services, and common carrier wireless exchange access services, including cellular radiotelephone, specialized mobile radio system and personal communication services, which are regulated by the Federal Communications Commissions in accordance with the Communication Act of 1934 (47U.S.C. Sections 151-613 (1988) as it may hereinafter be amended from time to time.

PERSONAL WIRELESS SERVICE FACILITY: Is a facility for the provision of Personal Wireless Services. A Personal Wireless Service Facility includes an Antenna, Equipment Mounting Structure, and accessory buildings and equipment. For purposes of this Zoning Ordinance, a Personal Wireless Service Facility shall not be included within the definition of a "Public Utility Facility" as specified in this Zoning Ordinance.

PROFESSIONAL OFFICE: Offices for a person or persons whose vocation or occupation requires advanced training in a liberal art or science and whose service usually involves non-manual work.

PUBLIC BUILDING: Any town, county, state or federally owned building(s) or land including but not limited to: town halls and highway department garages.

PUBLIC UTILITY: Shall mean any person, firm, corporation or governmental agency, duly authorized to furnish the public, under governmental regulation electricity, gas, water sewage treatment, steam, cable television, or related communication service. This definition shall not bestow any special status or standing not already provided by State or Federal Law.

PUBLIC UTILITY FACILITY: A facility other than a Personal Wireless Service Facility for the provision of public utility services, including facilities constructed, altered or maintained by utility corporations, either public or privately owned, or governmental agencies, necessary for the provision of electricity, gas, steam, heat, communication, water, sewage collection, or such service to the general public. Such facilities shall include poles, wires, mains, drains, sewers, pipes, conduits, cables, alarms and call boxes and other similar equipment, but shall not include office or administrative buildings.

RESIDENCE: A structure or portion thereof used as a dwelling unit.

RESTAURANT: A building or portion of a building wherein food and beverages are available for on-site or off-site consumption.

RETAIL FARM MARKET: The sale of agricultural products either produced on or off the premises.

RETAIL STORE: Any building or permanent structure or portion thereof in which one or more services or one or more articles of merchandise are sold at retail including department stores.

SHED: An accessory building which is no larger than 12'x12'x12'.

SIGN: Any device affixed to or painted or represented directly or indirectly upon a building, structure or land and which directs attention to an object, product, place, activity, person, institution, organization or business, but not including any flag, badge or insignia of any government or government agency, school, or religious group or of any civic, charitable, religious, patriotic, fraternal or similar organization, nor any official traffic control device. Each display surface shall be considered to be a “sign”.

SIGN, ADVERTISING: A sign which directs attention to a business, commodity, service or entertainment sold or offered elsewhere than upon the premises where such sign is located, or to which it is affixed, only incidentally on the premises, it at all.

SIGN, BUSINESS: A sign which directs attention to a business or profession conducted, or a commodity, service, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed. A “For Sale” or “For Let” sign relating to the lot on which it is displayed shall be deemed to be a business sign.

SIGN, FLASHING: A “flashing sign” is any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color when such sign is in use. For the purpose of this ordinance any revolving, illuminated sign shall be considered a “flashing sign”.

SITE PLAN: A plan of a lot or subdivision on which is shown topography, location of all buildings, structures, roads, right of way, boundaries, all essential dimensions and bearings and any other information deemed necessary by the Planning Board.

SITE PLAN REVIEW: A review and approval process, conducted by the Planning Board, whereby site plans are reviewed utilizing criteria stated in the ordinance and as authorized by Town Law.

SPECIAL PERMITTED USE: A use or property that is basically appropriate to a given zoning district, but which may be incompatible in some locations within the district and therefore is not permitted by right everywhere within such districts. A special permitted use, therefore, is one which is allowable only when facts and conditions specified in the ordinance as those upon which the use is permitted are found to exist.

STABLE, PRIVATE: A principal or accessory building in which horses are kept for private use and not for hire or sale.

STABLE, PUBLIC: A principal or accessory building in which horses are kept for remuneration, hire or sale.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

STORY, HALF: That part of a building between a pitched roof and the uppermost full story, and having a floor area at least half as large as the floor below. Space with less than five feet clear headroom shall not be considered as floor area.

STREET: A public way which affords the principal means of access to abutting property.

STRUCTURE: Any building or other construction, with or without a roof, which requires location on the ground or attachment to something having location on the ground.

STRUCTURAL ALTERATION: Any change in the supporting members of a building.

THEATER, OUTDOOR: An open lot or part thereof, with its appurtenant structures and facilities, devoted primarily to the showing of motion pictures or theatrical production on a paid admission basis.

TOURIST HOME: A dwelling where transient guests are lodged for hire.

TOWN HOUSE: One of several units in a building designed for and occupied exclusively as a residence for not more than one family living independently of any other family, separated from other units by a party wall or walls, and erected on a lot intended to be held in the form of a condominium or in a single and separate ownership from any adjoining units.

TRAILER: A mobile unit designed for camping, recreational travel, or vacation use which is equipped with a chassis and provides partial housekeeping facilities such as plumbing, heating, electrical, cooking or refrigeration systems or equipment.

TRAILER CAMP: An area occupied or designed for occupancy by two or more trailers.

TRUCK TERMINAL: A building or area in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semi-trailers, including tractor and/or trailer units and other trucks are parked or stored.

VARIANCE: Permission to depart from the literal requirements of the zoning ordinance.

VARIANCE, AREA: A departure from the area setback, frontage, coverage, size or other requirements of the applicable zoning district =, or a departure from any provision of this ordinance except use.

VARIANCE, USE: A variance granted for a use or structure that is not permitted in the zoning district.

WHOLESALE STORAGE OR WAREHOUSE: A building or buildings used as a wholesale distribution center.

YARD, FRONT: An open unoccupied and unobstructed space on the same lot with a main building, extending the full width of the lot and situated between the front property line and the front line of the main building projected to the side lines of the lot.

YARD, REAR: A space on the same lot with a main building, open and unoccupied except for accessory buildings, extending the full width of the lot and situated between the rear line of the main building projected to the side lines of the lot and the rear line of the lot.

YARD, SIDE: An open unoccupied space on the same lot with a main building, situated between the side line of the main building and the adjacent side line of the lot extending from the front yard to the rear yard. Any lot line not a front line or rear line shall be deemed a side line.

ARTICLE IV - DISTRICTS AND BOUNDARIES

SECTION 5 - Establishment of Districts

For the purpose of this ordinance, the Town of Florida is divided into the following types of classes of districts:

R-1	Residential
R-M	Mobile Home Residential
A	Agricultural
C-1	Commercial-1
C-2	Commercial-2
IBP	Industrial Business Park
N-P	Natural Products
H	Historic

Said districts are bounded and defined as shown on a map entitled "Zoning Map Town of Florida", hereinafter called the Zoning Map, adopted by the Town Board and certified by the Town Clerk, which accompanies and which, with all explanatory matter thereon, is hereby made a part of this ordinance.

SECTION 6 - Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
3. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.
4. Where the boundary of a district follows a stream, or other body of water, said boundary line shall be deemed to be the center line of such stream or body of water unless otherwise indicated.
5. Where the district boundary lines are indicated to be approximately parallel to a street or highway they will be considered to be five hundred (500)feet from the nearest street or highway line and parallel to it, or

along the back line of properties of record fronting on said street or highway, whichever line is closer to the street at the time this ordinance becomes effective, unless otherwise noted.

ARTICLE V - USE REGULATIONS

The principal permitted uses of each zoning district are permitted as of right. All special permitted uses require both special permit review and site plan review. Uses not listed for a specific zoning district are prohibited from that district and would therefore require a use variance.

SECTION 7 - R-1 Residential District

In the R-1 Residential District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. One Family Dwelling
2. Community Park or Playground
3. Accessory Use and Building
4. Home Occupation

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Nursing, Convalescent or Home for the Aged
2. Church
3. Parish House, Convent
4. Launderette
5. Retail Store
6. Townhouses
7. Two Family Dwelling
8. Multi-Family Dwelling

9. Bed and Breakfast Establishment
10. Public or Parochial School or College
11. Public Building
12. Golf Course or Country Club
13. Farm and Accessory Use or Building

SECTION 8 - R-M Mobile Home Residential District

In the R-M Mobile Home Residential District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. One Family Dwelling
2. Mobile Home
3. Accessory Use or Building
4. Community Park or Playground

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Launderette
2. Retail Store
3. Mobile Home Park
4. Multiple Family Dwelling
5. Bed and Breakfast Establishment
6. Farm and Accessory Buildings or Uses
7. Two Family Dwelling

SECTION 9 - A-Agricultural District

In the A Agricultural District no building or premises shall be used and no building shall be erected or altered except for one of more of the following uses:

(A) Principal Permitted Uses:

1. Farm and Accessory Buildings and Uses
2. Picnic Grove, Fish or Game Club (private)
3. Nursery
4. One family Dwelling
5. Community Park or Playground
6. Home Occupation
7. Mobile home as part of a farm operation
8. Accessory use and building

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Commercial Recreation
2. Bed and Breakfast Establishment
3. Golf Course or Country Club
4. Nursing, Convalescent or Home for the Aged
5. Personal Wireless Service Facility
6. Public Utility Facility
7. Farm Products Plant
8. Radio, TV Transmitter or Receiving Tower w/ building
9. Radio, TV Transmitter or Receiving Tower w/o building
10. Boarding or Rooming House

11. Church
12. Parish House or Convent
13. Animal/Veterinary hospital
14. Public or Parochial School or College
15. Farm Products Plant
16. Two Family Dwelling
17. Adult Oriented Business

SECTION 10 - C-1 Commercial District

In the C-1 Commercial District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. Bed and Breakfast Establishment
2. Personal Service Shop
3. Retail Store
4. Museum
5. Custom Work Shop
6. Radio, Television or Household Appliance Sales or Service
7. Funeral Home
8. Antique Shop
9. Animal/Veterinary Hospital
10. Feed, Lumber, Seed or Fertilizer Building
11. Carwash

12. Fire Station or Municipal Building
13. Cabinet, Electrical, Heating, Plumbing or Air Conditioner Shop
14. Mobile Home as part of a Farm Operation
15. Community Park or Playground
16. Retail Bakery
17. Historic Building or Site
18. Laundry or Dry Cleaning Plant
19. Farm and Accessory Use or Building
20. One Family Dwelling
21. Accessory Use or Building
22. Home Occupation

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Gasoline Station
2. Professional Office, Studio
3. Bank
4. Public Utility Facility
5. Hotel
6. Public Garage
7. Restaurant
8. Fuel Sales and Storage
9. Automobile, Boat, Farm Implement or Mobile Home Sales or Rental
10. Indoor Storage of non-liquid, non-gaseous fuel

11. Bowling Alley
12. Multi Family Dwelling
13. Two Family Dwelling
14. Adult Oriented Business
15. Tavern

SECTION 10.1 - C-2 Commercial District

In the C-2 Commercial District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. Bed and Breakfast Establishment
3. Personal Service Shop
3. Retail Store
4. Museum
5. Custom Work Shop
6. Radio, Television or Household Appliance Sales or Service
7. Funeral Home
8. Antique Shop
9. Animal/Veterinary Hospital
10. Feed, Lumber, Seed or Fertilizer Building
11. Carwash
12. Fire Station or Municipal Building
13. Cabinet, Electrical, Heating, Plumbing or Air Conditioner Shop

14. Community Park or Playground
15. Historic Building or Site
16. Home Occupation
17. Professional Office, Studio
18. Bank
19. Hotel
20. Restaurant
21. Accessory Use or Building

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Gasoline Station/Fuel Sales and Storage
2. Laundry/Dry Cleaning Plant
3. Public Utility Facility w/o Building
4. Public Utility Facility With Building
5. Public Garage
6. Automobile, Boat, Farm Implement or Mobile Home Sales or Rental
7. Indoor Storage of non-liquid, non-gaseous fuel
8. Wholesale Storage/Warehouse
9. Light Assembly Plant
10. Manufacture or Assembly of Electronic Devices or Instruments
11. Printing or Publishing Plant
12. Tool, die, pattern, machine shop
13. Manufacture or processing of dairy or food products

14. Research & Development Center
15. Cold Storage Plant
16. Bowling Alley
17. Tavern

SECTION 11 - IBP-Industrial Business Park

In the IBP Industrial Business Park District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. Wholesale Storage or Warehouse
2. Light Assembly Plant
3. Manufacturing or assembly of electronic devices or instruments
4. Printing or publishing plant
5. Tool, die, pattern or machine shop
6. Manufacture or processing dairy or other food products
7. Distribution Center
8. Research and development center
9. Transportation services, including automobile and truck rentals
and public garages
10. Professional Offices
11. Cold Storage Plant
12. Farm and accessory use or building
13. Customary accessory use or building

14. Manufacturing or processing of dairy or other food products

(B) Uses Permitted as Special Permit by the Planning Board:

1. Manufacture of textile products or leather goods
2. Manufacture or fabrication of metal, concrete, stone, plastic paint, fiber or wood products
3. Truck Terminal
4. Bulk Storage of inflammable liquids
5. Public Utility Facility

SECTION 12 - N-P-Natural Products District

In any N-P Natural Products District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. Earth, sand, gravel or mineral excavation
2. Bituminous concrete mixing plant
3. Ready-mix concrete plant
4. Concrete products manufacture, including blocks, staves, pipe beams and structure, and construction equipment
5. Agricultural lime manufacture
6. Inorganic fertilizer manufacture
7. Accessory use or building
8. Farm and accessory building
9. Rock quarry operation

(B) Special Permitted Uses:

1. Advertising Sign

SECTION 13 - H-Historic District

In any H Historic District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. One family Dwelling
2. Two Family Dwelling
3. Community Park or Playground
4. Farm and Accessory use or building
5. Fire Station, Municipal building
6. Historic building or site
7. Accessory uses or building

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Public or Parochial School or College
2. Hotel
3. Church, Parish House, Convent
4. Marina
5. Gasoline Station
6. Multi Family Dwelling
7. Bed and Breakfast Establishment
8. Retail Store
9. Personal Service Shop
10. Bank

11. Custom Work Shop
12. Museum
13. Launderette
14. Restaurant
15. General Store
16. Professional Office, Studio
17. Antique Store
18. Home Occupation

**ARTICLE VI - AREA AND HEIGHT REGULATIONS
LOTS, YARD AND BUILDINGS**

SECTION 14 -Regulations in Schedule A

Regulations governing lot area and lot width; front, side and rear yards; building coverage and building height are specified in Schedule A and in the additional regulations of Article VI, and supplementary regulations of Article VII. Schedule A accompanies, and is hereby made a part of this ordinance.

SECTION 15 - Area Regulations

1. Lots of Less Than required Dimensions

(a) Any lot with an area or a width less than that required in the district in which said lot is located may be used for any permitted principal use in the district, provided that all other regulations prescribed for the district shall be complied with, and further provided that said lot was held under separate ownership at the time of the adoption of this ordinance and the owner thereof owned no adjoining land that could be combined with said lot to meet the dimension requirements.

- (b) In the event that compliance with the yard and coverage requirements of the district would result in a residential structure of less width than 24 feet, the Board of Appeals shall determine and fix yard and coverage requirements for said lot to permit its reasonable utilization for a permitted use.
2. Reduction of Lot Area The minimum yards and open spaces, including lot area per family, requiring by this ordinance shall not be encroached upon or considered as yard or open space requirements for any other building, no shall any lot be reduced below the district requirements or this ordinance.
 3. Corner Lots On a corner lot in any district where a front yard is required, a yard shall be provided on each street equal in depth to the required front yard on each such street. One rear yard shall be provided on each corner lot and the owner shall designate the rear yard on his application for a permit. The Board of Appeals shall determine the yards and building width of a corner lot facing an intersecting street, and of record at the time of the passage of this ordinance, if the yard requirements would result in a residential structure less than twenty-four (24) feet wide.
 4. Visibility at Street Corners On a corner lot in any district where a front yard is required, no fence, hedge, wall or other structure or planting more than three feet in height shall be erected, placed or maintained so as to obstruct visibility of vehicular traffic within the triangular area formed by the intersecting street right-of-way lines and a straight line joining said lines at points 20 feet distant from the point of intersection, measured along said lines. Intersections with county or state road shall be in accordance with corresponding transportation department regulations and restrictions imposed by this ordinance.
 5. Front Yard Exceptions The minimum front yard of all principal buildings and structures hereafter constructed within a Residential District shall conform with Schedule A; and in addition shall be not less than the average front yard of all principal buildings in the block for a distance of 300 feet on each side of such building. A vacant lot within the 300 foot distance shall be considered as having the minimum front yard required in the district for the purpose of computing such average front yard.
 6. Transition Yard Requirements

(a) Where two districts abut on the same street between two intersecting streets, and the front yard requirements of one district are less than those of the other district, there shall be provided for buildings hereafter constructed or structurally altered within a distance of 50 feet from the district boundary line in the less restricted district a front yard equal in depth to the average of the required depth in the two districts.

(b) Where the side or rear yard of a lot in a Residential District abuts a side or rear yard of a lot in a Commercial District, there shall be provided along such abutting line or lines in the Commercial District a side or rear yard equal in depth to that required in the more restricted district; and in addition, a planing buffer at least 10 feet wide, having evergreen vegetative screening and/or opaque fencing at least 8 feet high may be required by the Town Planning Board in an easement in any Commercial District.

7. Projecting Architectural Features, Terraces, Porches, Fire Escapes

(a) The space in any required yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, eaves and other architectural features, provided, however, that such features shall not project more than two feet into any required yard.

(b) A paved terrace shall not be considered as part of a building in the determination of yard size or lot coverage, provided that such terrace is without a roof and without walls, parapets, or other form of enclosure exceeding six feet in height.

(c) In determining the percentage of building coverage or the size of yards for the purpose of this ordinance, enclosed porches, or porches open at the side but roofed, shall be considered a part of the building.

(d) An open fire escape may extend into any required yard no more than four feet six inches, provided such fire escape shall not be closer than 4 feet at any point to any lot line.

(e) Unenclosed entrance steps or stairways providing access to the first story of a building may extend into any required yard a distance not to exceed six feet.

8. Walls, Fences and Hedges The yard requirements of this ordinance shall not prohibit any necessary retaining wall nor any fence, wall or hedge permitted by the Town Ordinance, provided that in any Residence District such fence, wall or hedge shall be no closer to any front lot line

than two feet, and shall comply with visibility at street corners as provided in this Article.

SECTION 16 - Height Regulations

1. Chimneys, Spires, etc. The height limitations of this ordinance shall not apply to belfries, church spires, cupolas, and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks or other storage tanks/silos and necessary mechanical appurtenances usually carried above the roof level; not to flag poles, monuments, transmission towers and cables, radio and television antennae or towers and similar structures. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose for which they are intended, and are subject to planning board review and approval. No advertising devise of any kind whatsoever shall be inscribed upon or attached to that part of any chimney, tower, tank or other structure which extends above the roof limitations.
2. On Through Lots On through lots 120 feet or less in depth, the height of a building may be measured from the grade of either street. On through lots more than 120 feet deep, the height regulations and basis of height measurement for the street permitting the greater height shall apply to a depth of not more than 120 feet from that street.

ARTICLE VII - SITE PLAN APPROVAL AND SPECIAL PERMITS

SECTION 17 - Purpose and Authorization

The purpose of site plan approval and special permit approval is to ensure compliance with the objectives of this ordinance, thereby promoting the public health, safety and general welfare.

This section of the Florida Zoning Ordinance is enacted under the authority of Section 274-a of the Town Law of the State of New York to protect the health, safety, convenience and general welfare of the inhabitants of the Town. This Section regulates the development of structures and sites in a manner which considers the following concerns and, where necessary, requires modification of development proposals to eliminate or minimize potential problems and nuisances.

The power to approve, approve with conditions, or deny site plans and special permits as required by this article is rested in the planning board. All site plan

and special permit applications shall comply with the adopted, current requirements and procedures of the planning board.

SECTION 18 - Developments Requiring Site Plan Review

All development projects other than Single Family Residential in all Districts and Agricultural in the Agricultural District require site plan review. In addition all special permits require site plan review. Site plan review and special permit review should be conducted jointly by the planning board.

SECTION 18a- Concept Site Development Plan Requirements

- A. General requirements for concept site plan review and acceptance.
 - 1. Prior to applying for final site development plan review and approval from the Planning Board for a major site development proposal, an applicant shall first submit a concept site development plan and application to the Planning Board for its review and acceptance.
 - 2. For purposes of this section, the term “major site development proposal” shall include any site plan proposal involving a project having more than one separate commercial or other proposed business related uses on the subject premises.
 - 3. The concept site development plan shall present a flexible design concept that may be readily changed by the Planning Board as part of its review process.
- B. Special requirements for a concept site development plan submission shall include, but not be limited to, the following:
 - 1. Submission of a concept site development plan application on forms prescribed therefor, together with payment of the required fee therefor as established by the Town Board.
 - 2. A narrative description of the proposed project, addressing its scope of operation, purpose, justification and impact on the immediate area of influence and the town in general (schools, traffic generation, population, utilities, aesthetics and land use compatibility) and including the following:

- a. The address of the site.
 - b. The name of the applicant(s).
 - c. Site zoning.
 - d. The name of the proposed tenants/businesses, if known.
 - e. A description of existing site and use.
 - f. A description of intended site development and use.

 - g. Anticipated impacts on services (i.e., traffic, sewer, water, fire & police) with projected quantities.
 - h. The impact on adjoining property; noise, visual, drainage, other.
 - i. Proposed gross floor area.
 - j. Proposed number of parking spaces.
 - k. The number of employees.
 - l. Site coverage statistics (i.e. building area and other improvement coverage percentages).
 - m. Hours of operation.
 - n. Storage and disposal method of chemicals used (solvents, soaps, etc.)
 - o. Impact on town communications system of any proposed communications devices (e.g., microwave transmitters).
- 3. Photographs of the site.
 - 4. Completed environmental assessment form.
 - 5. Site analysis diagram to include the following features:
 - a. Boundary survey map of property to be subdivided at a scale of one inch equals 10 feet, one inch equals 20 feet, one inch equals 30 feet or

one inch equals 40 feet. Sheet size shall be twenty-two by thirty- four (22x34) inches or thirty-four by forty-four (34x44) inches.

- b. Existing topography at contour intervals of two feet or less, extending 50 feet from the site. Where the boundary of a zoning district which permits residences exists within 100 feet of the site, topography shall be extended to a distance of 100 feet in the direction of the district boundary.
 - c. Existing zoning district, with district boundaries within 300 feet of the site.
 - d. The names of adjoining property owners.
 - e. Location and description of existing vegetation (species, size, condition and value), watercourses, wetlands, floodplains and other natural features.
 - f. Existing streets, utilities, structures, other man-made features, on or within 50 feet of the site.
 - g. Soil analysis describing soil types, surface and subsurface rock and groundwater conditions.
 - h. Identification of visual features such as smokestacks, borrow pits, overhead utility lines, junkyards, refuse areas and billboards (if none, so note).
 - i. Identification of sources of smoke, noise, odors or other emissions (if none, so note).
 - j. Small-scale location map at a scale of one inch equals 2,000 feet as inset; location map shall be oriented the same as the site analysis.
 - k. Identification, by both verbal description and graphic depiction, of adjacent land uses.
 - l. Where the site is a component or phase of a larger development, an overall plan of the larger development must be submitted.
6. Concept site development plan on site analysis survey base map, including items from Section 18a B(5) through (f) and (j) and (k) above, and the following added information:

- a. Proposed buildings, other improvements (with building and setback dimensions).
 - b. Proposed utilities, including lateral locations, sizes and connection points.
 - c. Proposed vegetation and landscaping.
 - d. Proposed parking, circulation, storage, service and display areas.
 - e. The number of parking spaces.
 - f. Access.
 - g. Proposed drainage concept.
 - h. Existing/proposed easements.
 - i. Site coverage statistics.
 - j. Floor plan.
 - k. Analysis of parking requirement.
 - l. Architectural plans, including building elevations from the front, rear and side, materials and colors to be used on exterior finishes and any other features the Planning Board may reasonably request.
 - m. Existing limits of the Town Water District or a note stating that the site is inside, partially inside or outside the district.
- 7. Code Enforcement Officer zoning verification determination, when required.
 - 8. Such additional reports, maps, plans or materials as the Planning Board may reasonably request and deem necessary to make the determinations required by the New York State Environmental Quality Review Act and this chapter.

C. Duration of Concept Site Development Plan Approval

Any concept site development plan approval shall remain effective for a period of one year from the date of the approval of such plan by the Town Planning

Board. Thereafter, applicants must reapply for any extension of such approvals and such application shall be subject to the same requirements as set forth in the above section regarding concept site development plan requirements. In addition, applicants shall be required to pay an additional application fee equal to the amount of the final site plan review application fee of the Town as set forth in the Town's fee schedules.

SECTION 19 - Procedure

A. Prior to the submission of a formal site plan, a pre-submission conference may be held wherein the applicant shall meet in person with the Zoning Enforcement Officer to discuss the proposed site plan so that the necessary subsequent steps may be undertaken with a clear understanding of the Town's requirements in matters relating to the development of the site.

B. Within six (6) months following the pre-submission conference, five (5) copies of the site plan and any related information shall be submitted to the Zoning Enforcement Officer, accompanied by a fee in accordance with the schedule of fees of the Town of Florida, payable to the Town Clerk. If the application is not submitted within this six-month period, another pre-submission conference may be required. An Environmental Assessment Form, as required by the State Environmental Quality Review Act, shall also be submitted with the application.

C. The Zoning Enforcement Officer shall certify on each site plan or amendment whether or not the application is complete in accordance with the requirements of this section, and whether the plan meets the requirements of all zoning ordinance provisions other than those of this section, such as setbacks, number of parking spaces, etc. The Zoning Enforcement Officer shall act to certify the application or return it to the applicant for completion or revision within ten (10) days of submission by the applicant.

D. Following certification of a complete application, the Zoning Enforcement Officer shall forward the application to the Planning Board no later than ten (10) days prior to its next meeting.

E. The Planning Board may, at its discretion, hold a public hearing on the application. Said hearing shall be held within sixty-two (62) days of submission to the Planning Board of said complete application. The Planning Board shall give notice of the hearing in a newspaper of general circulation in the Town at least ten (10) days prior to the hearing. In addition, the applicant shall give notice in writing by certified mail, return receipt required to all property owners of the land immediately adjacent to, extending five hundred feet (500') therefrom, and directly opposite thereto, extending five hundred feet

(500') from the street frontage of the land in said application. The applicant shall mail these notices at least ten (10) days in advance of the hearing and furnish the Planning Board with such Post Office receipts as have been received as of the date of such hearing.

F. The Planning Board shall make a determination of significance of the proposed site plan according to SEQR. The time limitations of paragraph H of this section shall not apply until the conclusion of the SEQR process.

G. Whenever any Site Plan involved real property in an area described in Section 239-m of the General Municipal Law, said Site Plan shall be referred to the County Planning Board, which Board shall report its recommendations to the Town Planning Board. Failure of the County Planning Board to report within thirty (30) days may be construed to be approval.

The concurring vote a majority plus one of the Town Planning Board shall be necessary to override County Planning Board recommendations of approval with modification or disapproval. In the event that the County Planning Board recommends modifications or disapproval of a referred matter and the Town Planning Board acts to the contrary, the Town Planning Board shall file a report of its final action with the County Planning Board within seven (7) days after final action.

H. The Planning Board shall, within 62 days of the public hearing, if one is held, or within 62 days of the receipt of a complete site plan application either:

1. Approve the site plan if the Board finds that the plan meets the requirements of this ordinance and any other applicable rules and regulations; or
2. Condition approval of the site plan upon the applicant making certain changes or modifications to the plan, said conditions to be set forth in writing by the Board; or
3. Disapprove the site plan, the reasons for such action to be set forth in writing by the Board.

Failure to act by the Planning Board within the required time shall be deemed approval. Should the Planning Board need an additional amount of time to consider the application, then they may do so with the consent of the applicant. Said agreement shall be recorded in the minutes

I. Review of amendments to an approved site plan shall be acted upon in the same manner as the review of an original plan.

SECTION 20 - Enforcement

A. The Planning Board may require the posting of a bond or other similar performance guarantee to ensure compliance with the plan and stated conditions of approval. The Zoning Enforcement Officer may suspend any permit or license when work is not performed as required.

B. Any Special Permit issued under this section shall lapse within one year if a substantial use thereof has not commenced, except for good cause. The time required to pursue and await determination of a judicial appeal pursuant to Chapter 274-b of the Town Law shall be included within the one-year time limit.

C. The Planning Board may adopt additional detailed design guidelines and performance standards, as it deems necessary by majority vote of the Planning Board, after conducting a public hearing to receive comments on any proposed revisions. Such hearing shall be advertised once in a newspaper of general local circulation, at least seven (7) days prior to the hearing. Such standards and guidelines shall not become effective until adopted by the Town Board following a public hearing.

D. No topsoil, tree, shrubs or other vegetation shall be removed from the site until a site plan has been approved for the property in question.

SECTION 21 - Submission Requirements

A. The site plan shall include the following data, details and supporting plans. The number of pages submitted will depend on the proposal's size and complexity. All of the requirements must be met in each plan except in accordance with Section 21, B, below.

B. The Planning Board may waive any of the requirements of Section 21, C or D or parts thereof, prior to the submission of a formal site plan, when such requirements are not material to the project under review.

C. Site plans shall be prepared by a surveyor, registered professional engineer, architect, or landscape architect at a scale of one inch (1") equals twenty feet (20') or less, on standard 24" x 36" sheets, with continuation on 8 1/2 x 11" sheets as necessary for written information.

D. Items required for submission include:

1. Name of the project, boundaries, location maps showing site's location in the town, date, north arrow and scale of the plan. This title block shall be located in the lower right hand corner of the Site Plan.
2. Name and address of the owner of record, developer, and seal of the engineer, architect, surveyor or landscape architect.
3. Name and address of all owners of record of abutting parcels and those within five hundred feet (500') of the property line.
4. All existing lot lines, easements, and rights-of-way. Include areas in acres or square feet, abutting land uses, and the location and size of structures within five hundred feet (500') of the site.
5. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, and shown all exterior entrances, and all anticipated future additional and alterations.
6. The location of all present and proposed public and private way, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping and walls. Location, type and screening details for all waste disposal containers shall also be shown.
7. The location, height, intensity and bulk type (e.g. fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
8. The location, height, size, materials and design of all proposed signage.
9. The location of all present and proposed utility systems including:
 - a. Sewage or septic systems
 - b. Water supply system
 - c. Telephone, cable and electrical systems
 - d. Storm drainage system including existing and proposed drainage lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, and drainage swales

The Planning Board may also require soil logs, soil profile analysis (deep hole test pits), percolation tests and storm water run-off

calculations for large developments or developments in environmentally sensitive areas.

10. Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable. There shall be pre and post drainage calculations for the site done by a certified engineer. From this the engineer must show how there will be no increase in runoff from the site. The use of ponds, dry wells, etc. shall be used, but all sites shall have zero increase in runoff so as not to disturb neighboring properties.

11. Existing and proposed topography at five foot (5') contour intervals. All elevations shall refer to the nearest United States Coastal and Geodetic Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown, and base flood elevations given. Indicate areas within site where ground removal or filling is required, and give its approximate volume in cubic yards.

12. A landscape plan showing all existing natural land features, trees, forest cover and water sources, and all proposed changes to these features, including size and type of plant material, and erosion control measure. Water sources will include ponds, lakes, brooks, streams, wetlands, floodplains, and drainage retention areas.

13. Zoning district boundaries within two hundred feet (200') of the site's perimeter shall be drawn and identified on the plan.

14. Traffic flow patterns within the site, entrances and exits, loading and unloading area, curb cuts on the site and within two hundred feet (200') of the site.

The Planning Board may require a detailed traffic study for large developments or for those in heavy traffic areas to include:

- a. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic level;
- b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;

c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels as well as road capacity levels shall also be given.

15. For new construction or alterations to any existing building, a table containing the following information must be included:

- a. Area of building to be used for a particular use such as retain operation, office, storage, etc.
- b. Maximum number of employees;
- c. Maximum seating capacity , where applicable;
- d. Number of parking spaces existing and required for the intended use
- e. Dimensions, materials, and designs of all structures

16. Elevation plans at a scale of 1/4" = 1' for all exterior facades of the proposed structures) and/or existing facades, plus addition(s) showing design features and indicating the type and color of materials to be used.

E. An Environmental Assessment Form (either a short or long form, depending upon the nature of the proposal) shall be submitted with the site plan to insure compliance with the New York State Environmental Quality Review Act (6 NYCRR 617), to identify the potential environmental, social, and economic impacts of the project.

SECTION 22 - Standards for Review

The Planning Board shall review the site plan and supporting documents, taking into consideration the reasonable fulfillment of the objectives listed below. Pursuant to Section 20, Paragraph C, detailed design guidelines and performance standards may be adopted by the Planning Board to guide decisions with respect to these objectives, and to help ensure consistency in the review of all applications.

A. Legal

Conformance with the provisions of the Local Laws and Ordinances of the Town, the Town Law of New York State, and all applicable rules and regulations of State and Federal agencies.

B. Traffic

Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.

C. Parking

Provision for off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate parking, adequate lighting, and internal traffic.

D. Public Services

Reasonable demands placed on public services and infrastructure.

E. Pollution Control

Adequacy of methods of sewage and refuse disposal and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.

F. Nuisances

Protection of abutting properties and town amenities from any undue disturbances caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.

G. Existing Vegetation

Minimize the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.

H. Amenities

The applicant's efforts to integrate the proposed development into existing landscape through design features, such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.

I. Town Character

The building setbacks, area and location of parking, architectural compatibility, signage, and landscaping of the development, and

how these features harmonize with the surrounding landscape and the natural landscape.

SECTION 23 - Consultant Review

In its review, the Planning Board may consult with the Town Building Inspector, Fire Commissioners, Highway Superintendent and other local and county officials, and its design private consultants, in addition to representatives of federal and state agencies including, but not limited to, the Soil Conservation Service, the State Department of Transportation, the State Department of Environmental Conservation, and the NYS Department of Health. If a consultant is retained by the board, the developer shall agree to pay his/her fees. An estimate of his/her fees shall be provided at the beginning of the project. The developer will be required to pay one-third at this time, another third at the time of the public hearing and a final third before a decision is rendered by the Board.

SECTION 24 - Additional Requirements

The Planning Board may require such additional provisions and conditions that appear necessary for advancement of the public environment. Such shall include but shall not be limited to the following:

A. REIMBURSABLE COSTS: Reasonable costs incurred by the Planning Board for private consultation fees or other extra ordinary expense in connection with the review of a proposed site plan shall be charged to the applicant. Such reimbursable costs shall be in addition to the fee required in the Town Schedule of Fees for site plan review.

B. PERFORMANCE GUARANTEE: No Certificate of Occupancy shall be issued until all improvements shown on the final site plan are installed or a performance guarantee, a letter of credit or a certificate of deposit has been posted for improvements not yet completed. Such performance guarantee, letter of credit or certificate of deposit shall be posted in accordance with procedures specified within Section 277 of the Town Law relating to subdivisions. Other requirements relating to performance guarantees may be established from time to time by the Town Board. The amount and sufficiency of such performance guarantee shall be established by the Planning Board after consultation with the Building Inspector, Attorney(s) for the Town and the Planning Board's designated consultants, or other competent persons.

C. INSPECTION OF IMPROVEMENTS: The Zoning Enforcement Office shall be responsible for the overall inspection of site improvements, including coordination with the Town's private consultants, as may be appropriate on multi-family residential, commercial and industrial projects.

SECTION 25 - Appeals

APPEALS: Any person or persons, jointly or severally aggrieved by any decision of the planning board concerning review of a site plan may bring a proceeding to review in a manner provided by Article Seventy-Eight of the Civil Practice Laws and Rules in a court of record.

SECTION 26 - Special Permits

On application and after public notice and hearing by the Planning Board, said board may authorize, by resolution, the issuance of a special permit only for those uses in a district where this ordinance requires such a permit. In authorizing the issuance of a special permit, the Planning Board shall take into consideration the public health, safety, and general welfare and shall prescribe appropriate conditions and safeguard to insure the accomplishment of the following objectives, unless otherwise provided all special permits shall be valid for a period as determined by the Planning Board.

OBJECTIVES:

1. That all proposed structures, equipment, or material shall be readily accessible for fire and police protection.
2. That the proposed use is of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.
3. That, in addition to the above, in the case of any use located in, or directly adjacent to a residential district:
 - a. The location size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access street shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or incongruous with, the said residential district or conflict with the normal traffic or the

neighborhood and use of adjacent land and buildings or diminish the value thereof.

- b. The location and height of buildings and structures, the location, nature, and height of walls and fences, and the nature and extent of screening and landscaping on the site shall be such that the use will not hinder or discourage the appropriate development

B. PROCEDURE:

Since all special permits require site plan review, the procedure for a special permit shall be the same as specified for a site plan review, Section 17-25 except that a public hearing is mandatory. Site plan and special permit review should be conducted jointly to save time, effort, and repetition of information.

C. CONDITIONS AND SAFEGUARDS:

In authorizing the issuance of a special permit it shall be the duty of the Planning Board to attach such conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the general objectives of this ordinance. The Planning Board may require that special permitted uses be periodically renewed. Such renewal shall be granted allowing due public notice and hearings, and may be withheld only upon determination that such conditions as may have been prescribed by the Board in conjunction with the issuance of the original permit have not been, or are no longer being complied with.

In such cases, a period of 60 days will be granted the applicant for full compliance prior to the revoking of the said permit. Any use for which a special permit may be granted shall be deemed to be a conforming use in the district in which such use is located providing that:

- a. The provision in this ordinance under which such exception was issued is still in effect.
- b. Such exception was issued in conformity with the provisions of this ordinance.
- c. Such use shall be deemed to affect only the lot or portion thereof for which such permit shall have been granted.

D. APPEALS:

Any person or personal, jointly or severally aggrieved by any decision of the Planning Board concerning review of a special permit may bring a

proceeding to review in a manner provided by Article Seventy-Eight of the Civil Practice Laws and rules in a court of record.

SECTION 27 - Reserved

ARTICLE VIII - SUPPLEMENTARY REGULATIONS

SECTION 28 - Access to Improved Street

In any district, a lot to be used for building purposes shall have direct frontage on a improved street, or highway, or on a street in a subdivision plot approved by the Planning Board.

SECTION 29 - Lots in Two Districts

Where a district boundary line divides a lot in one ownership at the time of adoption of said district line, the regulation for either district may be used up to 100 feet into the other district provided the lot has the minimum required frontage on a street.

SECTION 30 - Drive-In Food Services

Any drive-in food service building shall be located 60 feet or more from any public right-of-way. Such businesses, where persons are served in automobiles, shall not be closer than 200 feet to a Residential District. Arrangements of ingress and egress of vehicles, lights, fences and screening shall be approved by the Planning Board in such a way as not to interfere with uses in the Residential District.

SECTION 31 - Accessory Building: Number, Height and Location

1. Number: On any lot intended or used primarily for residential purposes, an accessory building such as private garage for use in connection with the principal dwelling, is permitted.
2. Height: Maximum height of accessory buildings shall be 25 feet, except that there shall be no height limitation on barns, silos and other farm structures.
3. Location: Accessory private garage buildings in Residential Districts which are not attached to a principal building may be erected within the rear yard accordance with the following requirements:

(a) Rear Yard: Five feet from side or rear property line, except when abutting an alley, then 10 feet,

(b) Side Yard: Street side of corner lot - same as for principal building.

(c) Not closer to a principal or accessory building than 10 feet

(d) In any district, accessory buildings other than private garages shall comply with front and side yard requirements for the principal building to which they are accessory and shall be not closer to any rear property line than 10 feet.

4. Attached Accessory Building in Residence District: When an accessory building is attached to the principal building, it shall comply in all respects with the requirements of this ordinance applicable to the principal building.

5. Maximum lot coverage is to include all principal and accessory structures

SECTION 32 - Mineral Extraction

In the N-P-Natural Products district, the mining of more than one thousand tons or seven hundred fifty cubic yards, whichever is less, of minerals from the earth within twelve successive calendar months shall require a New York State Department of Environmental Conservation (DEC) permit and approval. Local review by the planning board is not authorized. The Town Board will be sent a copy of the applicant's proposal and may make suggestions on ingress, egress and hours of operation, but final decisions are that of the DEC.

In the R-1-Residential, R-M-Mobile Home Residential, A-Agricultural, C-1-Commercial, IBP-Industrial Business Park, and H-Historic Districts the mining of more than five hundred tons or three hundred seventy five cubic yards, whichever is less, of minerals from the earth within any twelve successive calendar months is prohibited.

SECTION 33 - Junkyards

All junkyards, wrecking yards, or places for the collection of recoverable materials or inoperable equipment shall conform to the following requirements:

A. All such yards, enclosures or areas used for such collection or storage shall be enclosed by a opaque fence, designed to obstruct view from

outside, which is at least eight feet in height and entirely surrounds such yard or area.

- B. Materials shall not be collected or stored on a hillside of greater than 10 percent slope, on a floodplain, or within 100 feet of any stream bed.
- C. Materials stored and collected shall not be stacked or piled to a height greater than the closest eight-foot fence.
- D. Operation of junkyard is conditional upon the granting of an annual operating license from the Town Board in accordance with Section 136 of the General Municipal Law and this Section of this Ordinance.
- E. The outdoor storage of two or more unregistered motor vehicles no longer intended or in condition for legal use, or major portions of such vehicles and/or a comparable quantity of inoperable machines, implements, or appliances, or two or more unregistered travel trailers or camping vehicles shall require licensing as a junkyard. The outdoor storage of one or more inhabitable mobile homes shall require licensing as a junkyard unless structures are in use for permitted nonresidential or accessory auxiliary uses.
- F. Inoperable agricultural equipment or machinery stored on an operating farm for further restoration or for use as a source of spare parts for other equipment in use on the farm shall not be subject to the above provisions of this Section.

SECTION 34 - Signs

Signs shall comply with the following regulations:

1. In R-1 and R-M Residential and H Historic, non-illuminated and non-advertising signs are permitted as follows:
 - (a) One business sign, not to exceed an aggregate of twenty-four (24) square feet of sign area, showing the name or permitted home occupation of the occupant of the premises.
 - (b) One sign not to exceed an aggregate of twenty-four (24) square feet of sign area, during and pertaining to the sale, lease or rental, of the land or building.

- (c) One temporary sign not to exceed an aggregate of twenty-four (24) square feet of sign area, during and pertaining to construction, repairs, or alterations to the property.
 - (d) Institutional or religious announcement sign, not to exceed sixty-four (64) aggregate feet in area.
 - (e) The above signs can be located in any required yard provided that the sign is setback at least fifteen (15) feet from the road right-of-way.
 - (f) Two farm product signs, each not exceeding sixty-four (64) aggregate feet in area, may be displayed on the property, but only when such products are on sale.
2. In A-Agricultural , C-1 Commercial, IBP-Industrial Business Park and N-P-Natural Products Districts, non-flashing, non-advertising signs are permitted as follows:
- (a) A business sign or signs directing attention to a business or profession conducted, or a commodity, service or entertainment offered or sold on the premises shall be permitted. Such sign can be two sided with a maximum of thirty-two (32) square feet on each side. The size of the sign may increase if the road frontage, on which the sign is displayed, is over five hundred (500) feet. For each additional five hundred (500) feet of road frontage, the sign may increase twenty-five (25) square feet on each side with a maximum total of one hundred (100) square feet on each side. No such sign shall project into or over the public right-of-way. In the case of a retail store or other group of related buildings, in addition to the general sign, each individual unit may display an identification sign affixed flat against the building. Said sign may be a maximum of ten (10) percent of the vertical square feet of the side of the building it is attached to.
 - (b) If illuminated, the source of light shall not be visible.
 - (c) Non-illuminated real estate signs, not over sixteen (16) square feet in aggregate area, advertising the sale, rental or lease of the premises on which they are located are permitted, but not in any required yard.
4. In the N-P-Natural Products District advertising signs are permitted as follows:
- (a) Such sign shall be a maximum of 250 square feet.

- (b) Only one advertising sign per lot is allowed.
- (c) If illuminated, the source of light shall not be visible.

SECTION 35 - Permanent Building Foundations

All dwellings, including One-family, Two-Family, Multiple-Family, Board or Rooming Houses, Mobile Homes, and Modular homes shall be placed upon a permanent foundation, except for mobile homes located within a mobile home court in a R-M Mobile Home District and temporary mobile homes permitted by special permit by the Planning Board.

SECTION 36 - Vision Clearance at Intersections

No obstructions to vision, such as shrubbery, brush, trees, earth, or structure, shall be permitted at road intersections within the triangle formed by the intersections of road center lines and a line drawn between points along such lines 20 feet distance from their point of intersection.

SECTION 37 - Landscaping Requirements

- A. Where any permitted non-residential land use, multiple-family development or mobile home park abuts an existing residential parcel or vacant parcel where residential development could occur, a strip of land at least 20 feet wide shall be maintained as a landscaped area in the front, side and/or rear yard which adjoin these uses.
- B. Required landscaping shall be installed and maintained in a healthy growing condition and shall take the form of any or all of the following: shade trees, deciduous shrubs, evergreens, well-kept grassed areas or ground cover. In any case, all such landscaping shall be a minimum of four (4) feet in height.

SECTION 38 - Corner and Through Lots

Front yard setbacks and minimum road frontages are required on both road fronts. The two remaining yards shall be designate by the applicant as to which will be the rear yard and which will be the side yard.

SECTION 39 - Flag Lots

- A. The access strip of land shall be a minimum of 60 feet wide and no more than 300 feet deep.
- B. The minimum lot area, lot width and lot depth requirements shall be met exclusively of the land contained in the access strip.
- C. Minimum front, side and rear setback requirements shall be met, excluding the narrow access strip.
- D. No more than one flag lot shall be served by a single access strip.
- E. Access strips shall be a minimum distance apart of at least the minimum lot width in the zoning district.
- F. Access strip shall not be a right-of-way, but shall be owned in fee title by the owner of the flag parcel.
- G. No more than 10 percent of the lots in a new residential subdivision approved after the date of the adoption of these zoning revisions shall be flag lots.

SECTION 40 - Environmental Quality Review

The State Environmental Quality Review requires that local government examine the environmental impact of all actions they permit, fund or construct. Article 8 and Part 617 of Title 6 of the New York Code of Rules and Regulations are hereby adopted by reference.

SECTION 41 - Dish Antennae

- A. All dish antennae over 36 inches shall be located in either the side or rear yards, unless the owner can prove his/her only “window of reception” is in the front yard. In the event that no “window of reception” is available on the ground, such antennae may be placed on the roof of the dwelling structure.
- B. The location and design of dish antennae shall minimize the visual impact on adjacent property as determined by the Zoning Enforcement Officer, appealable to the Zoning Board of Appeals.

SECTION 42 - Exterior Lighting

In no case shall any exterior lighting be directed toward the highway so as to interfere with the vision or attract the attention of the driver of a motor vehicle, nor shall the light be directed toward any other lot or cause excessive illumination of adjacent lots.

SECTION 43 - Mobile Homes

Individual mobile homes shall be subject to all the regulations pertaining to detached, one-family dwellings, in addition to the following standards:

- A. The mobile home shall be provided with anchors or tie-downs at least at the corners, attached to concrete footing installed below the frost line or embedded in concrete runners or a concrete slab or a suitable substitute as deemed acceptable by the Building Inspector.
- B. The mobile home will be provided with skirts or screen the space between the mobile home and the stand. Such skirts shall be made of concrete block or a permanent material similar to that used in the mobile home and providing a finished exterior appearance, and shall be installed within four months from date of issuance of permit for the mobile home.
- C. Any construction or storage space, additional rooms or enclosed patios or carports shall have a finished exterior appearance. No exposed building paper, wallboard or other impermanent and unfinished material will be permitted.
- D. The mobile home shall bear the seal required by the State of New York or an equivalent acceptable to the State of New York.
- E. No additions shall be made to a mobile home except a canopy and/or porch open on three sides, or an addition made by the mobile home manufacturer and/or built in conformance with New York State uniform Fire Prevention and Building Code Regulations.
- F. All mobile homes installed in the Town shall meet current US Department of Housing and Urban Development (HUD) standards and shall have a seal by HUD designating and verifying the age of the mobile home.

SECTION 44 - Public Utility Facility Personal Wireless Service Facility

Public utility substations and similar structures, shall comply with the following:

- A. Facility shall be surrounded by a fence set back from property lines in conformance with district regulations for front, side and rear yards.
- B. Landscaped area at least 20 feet wide shall be maintained in front, side and rear yards.
- C. There shall be no equipment visible from surrounding property.
- D. Public Utility Services' line poles and attendant lines will be allowed, as necessary, in all districts.

SECTION 45 - Swimming Pools

A. Accessory to Single Family Dwellings

Swimming pools, whether permanent or portable, having depth of at least two (2) feet, shall meet the front, rear, and side setback requirements.

B. Accessory to Residential Developments

Swimming pools accessory to residential developments, whether clustered single-family dwellings, seasonal dwelling, bungalow colonies, camps or multi-family dwelling, shall be of permanent construction and shall be located not closer than 10 feet to any lot line and closer than 10 feet to any dwelling unit and shall meet the setback of the existing house.

C. Non-Residential

Swimming pools that are part of non-residential uses, whether commercial or non-commercial, such as hotels, motels, clubs, campgrounds, day-use recreational facilities or institution, shall be of permanent construction and shall be located not closer than the setback requirements for the district in which it is located.

D. Fencing

Fencing of swimming pools shall comply with the New York State Uniform Fire Prevention and Building Construction Code requirements.

SECTION 45.1 Adult Oriented Businesses Overlay

- A. Adult Oriented Businesses have secondary effects that can have a significant impact on the neighborhood and community in which they are located, particularly when concentrated in any one area. The special regulations deemed necessary to regulate these secondary effects are set forth below. The primary purpose of these regulations is to preserve the community character and quality of life in the Town of Florida. The provisions of this section have neither the purpose nor the effect of imposing a limitation or restriction on the contact of any communicative materials, or to deny access by adults to Adult Oriented Businesses.
- B. No Adult Oriented Business shall be located within one thousand (1000) feet of the property line of the parcel of land upon which any residence is located.
- C. No Adult Oriented Business shall be located within one thousand (1,000) feet of the property line of the parcel of land upon which any school, child care facility, church or other place of religious worship, public or private park, playground or playing field, bike path, cemetery, youth center or library, is located.
- D. No Adult Oriented Business shall be located within one thousand (1000) feet of the Town of Florida municipal boundary.
- E. No Adult Oriented Business shall be located on the same parcel as another Adult Oriented Business, or within one thousand (1000) feet of the property line of the parcel of land upon which any other Adult Oriented Business is located.
- F. Any building or structure in which an Adult Oriented Business is located may have one exterior sign limited to text to identify the name and purpose of said business, and conforming to all sign regulations in Article VIII Section 34 of this ordinance. In addition, no interior sign, display or advertising of any kind shall be visible from the exterior of such building.

ARTICLE IX - OFF STREET PARKING AND LOADING

SECTION 46 - Automobile Parking Facilities

Where one or more motor or other vehicle recurrently parks by reason of the use and occupancy of the premises, there shall be provided on or in convenient connection therewith adequate garage or vehicular parking spaces for the number and in proportion to the vehicular parking spaces for the number and in proportion to the size of the vehicles which so park, the minimum to be not less than one hundred eighty square feet per automobile, in addition to driveway and backing and turning space. The recurrent parking of any such vehicle shall be evidence of the failure to provide adequate and suitable garage or parking source on or in convenient connection with such premises.

Parking requirements for certain uses are specified in Schedule B. For uses not specified, the Board of Appeals shall establish parking requirements, after recommendation of the Planning Board.

For any building having more than one use, parking shall be required for each use.

SECTION 47 - Off-Street Loading Facilities

Off-street loading facilities shall be provided for each commercial or industrial establishment hereafter erected or substantially altered and shall be so arranged as not to interfere with pedestrian or motor traffic on the public street or highway.

Loading space requirements for certain uses are specified in Schedule B. For uses not specified, the Board of Appeals shall establish loading requirements, after recommendation of the Planning Board.

Loading requirements apply to each separate occupancy and are exclusive of driveways, aisles and other necessary circulation areas.

SCHEDULE B - OFF-STREET PARKING & LOADING

PARKING	SPACES REQUIRED
1. Dwelling	2 spaces for each dwelling unit or 1 1/2 space per dwelling w/3+ units
2. Rooming house, Tourist home, hotel, motel	1 space for each guest room

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|--|---|
| 3. Administrative, professional, utility, governmental office or eleemosynary (charitable institution) | 1 space for each 400 square feet of floor space |
| 4. Funeral Home | 10 spaces, plus space for all employee and resident personnel |
| 5. Church | 1 space for each 3 seating spaces in main assembly room |
| 6. Elementary School | 2 spaces for each classroom |
| 7. High School | 4 spaces for each classroom |
| 8. Theater or other place of assembly | 1 space for each 2 seating spaces plus one for each employee |
| 9. Hospital | 3 spaces for each bed |
| 10. Nursing or convalescent home | 1 space or each 4 beds plus one for each staff member (max. shift) |
| 11. Retail store or bank | 3 spaces for each 250 square feet of floor space devoted to customer use |
| 12. Clubs or Restaurants | 1 space for each two customers seats plus 1 for each employee based on max. working shift |
| 13. Bowling Alley | 5 spaces for each alley plus one for each employee, max. shift |
| 14. Wholesale, storage, freight terminal or utility use | 1 space for each 1,000 square feet of gross floor area |
| 15. Industrial | 1 space for each two employees for manufacturing use based on the maximum working shift |
| 16. Home Occupation | 1 space for each client or patient |

OFF-STREET LOADING USE	SPACES REQUIRED
1. All commercial use	1 space for five thousand (5,000) SF or more gross floor area, plus 1 space for each additional six thousand (6,000) SF gross floor area
2. All industrial use	1 space for five thousand (5,000) SF or more gross floor area, plus 1 space for each additional six thousand (6,000) SF gross floor area
3. Institution	1 space for five thousand (5,000) SF or more gross floor area, plus 1 space for each additional six thousand (6,000) SF gross floor area
4. Hospital	1 space for five thousand (5,000) SF or more gross floor area, plus 1 space for each additional six thousand (6,000) SF gross floor area
5. Hotel	1 space for five thousand (5,000) SF or more gross floor area, plus 1 space for each additional six thousand (6,000) SF gross floor area

ARTICLE X - NON-CONFORMING USES

SECTION 48 - Continuation of Non-Conforming Uses

The lawful use of any land or building existing at the time of adoption of this Ordinance may be continued although such use does not conform with the provisions of this Ordinance. Any such building may be reconstructed or

structurally altered and the non-conforming use thereby changed, provided the following conditions prevail:

SECTION 49 - Non-Conforming Uses of Buildings

1. Reconstruction or Alteration A non-conforming building may not be reconstructed or altered during its life to exceed fifty (50) percent of its fair value, unless such building is changed from a non-conforming use to a conforming use as defined by this Ordinance, except that a mobile home which is a pre-existing non-conforming use may be replaced with a new or larger mobile home, provided that such exchange is made within 30 days, and the owner has obtained a building permit to make the exchange.
2. Restoration A building, non-conforming as to use, which has been damaged by fire or other causes to the extent of seventy-five (75) percent of its fair value, and has not been repaired or reconstructed for the same non-conforming use within a period of twelve (12) months, shall not be repaired or reconstructed except in conformance with the regulations of the District in which such building is located.
3. Discontinuance When a non-conforming use has been discontinued for a period of twelve (12) months, any future use of such building shall conform with the regulation for the District in which it is located.
4. Changes A non-conforming use may not be changed to another non-conforming use under the provisions of this Section.
5. Completion of Building Any building lawfully under construction at the time of enactment of this Ordinance may be completed.

SECTION 50 - Non-Conforming Use of Land

The non-conforming use of land shall not be enlarged or extended beyond the area of land occupied by such use at the time of adoption of this Ordinance. A non-conforming use of land may not be moved in whole or in part to any other portion of the lot or parcel of land occupied by such non-conforming use at the time of adoption of this Ordinance. If a non-conforming use of land is discontinued for a period of twelve (12) consecutive months, it shall not be renewed, and any subsequent use of the land shall conform to the regulations of the district in which the land is located.

ARTICLE XI - ADMINISTRATION

SECTION 51 - Enforcement

This ordinance shall be enforced by the Enforcement Officer designated by the Town Board. The Enforcement Officer shall in no case grant any building permit where the proposed erection, alteration, relocation, or use would be in violation of any provision of this Ordinance. The Enforcement Officer shall make inspections of buildings or premises necessary to carry out his duties. No permit or certificate of occupancy required hereunder shall be issued by the Enforcement Officer except in compliance with the provisions of this Ordinance or as directed by the Board of Appeals under the provisions of ARTICLE XII.

SECTION 52 - Building Permit

1. No building shall hereafter be erected, relocated or altered as to outside dimensions or so as to permit a change in its use and no excavation for any building shall be begun unless and until a permit therefore has been issued by the Enforcement Officer.
2. No such permit shall be issued until there has been filed with the Enforcement Officer a sketch or plot plan showing the actual dimensions and angles of the lot to be built upon, the exact size and location of the lot of the building or accessory buildings to be erected, relocated or altered and such other information of this ordinance. Each application shall state the purpose for which the structure of land is to be used and a general description of the type of construction. A working drawing of any proposed building shall be filed with the application for a building permit.
3. The Enforcement Officer shall act upon all applications for building permits within a reasonable time not to exceed 10 days, and shall, within such period, issue or refuse to issue such permits. Notice of refusal to issue any permit shall be given to the owner or to his authorized representative in writing, and shall state the reason for said refusal. The fee for any such permit shall be determined by the Town Board from time to time.
4. Permits will not be necessary to minor repairs, patios, sheds, porches, painting, plumbing, above ground swimming pools, corncribs, new roofs and other small buildings, provided they conform to the present use of

the land or buildings, as provided for in this Ordinance. All in ground swimming pools shall require a building permit.

5. A building permit shall be issued for a period of one year and may be renewed for two additional years. If the improvements described in the application for a building permit have not been completed within three years from the date that the permit is issued, the owner shall apply to the Zoning Board of Appeals to continue the permit in force.

6. No building permit shall be issued for lots in an approved subdivision except as provided for in the subdivision regulations.

SECTION 53 - Certificate of Occupancy

No land shall be used or occupied and no building hereafter erected, altered or extended shall be used or changed in use until a certificate of occupancy shall have been issued by the Enforcement Officer. Under such rules as may be established by the Board of Appeals, a temporary certificate of occupancy for not more than 30 days for a part of a building may be issued by the Enforcement Officer. For previously existing construction, the Enforcement Officer may, on request, issue such certificate if he determines that the use of the building in question meets the requirements of the ordinance.

A certificate of occupancy shall be issued only if the proposed use and construction of the building or land conforms to the provisions of this ordinance and to the plot plan, purpose and description of which the permit was issued. The Enforcement Officer shall make or cause to have made and inspection of each building or lot for which a certificate of occupancy has been applied before issuing such certificate. Such inspection shall be made within ten (10) days from the date of application, Saturday, Sundays and legal holidays excepted.

The Enforcement Officer shall deny a certificate of occupancy if any violation of the State or County Health regulations is discovered. The issuance of a Certificate of Occupancy shall not be construed as a representation by the Town that the premises comply with such health Regulations, but solely that no violations have been found.

SECTION 54 - Violations

1. Any person, firm or corporation who commits an offense against, disobeys, neglects or refuses to comply with or resists the proper enforcement of any of the provisions of these regulations shall, upon conviction, be deemed guilty of a violation, punishable by a fine of

\$350.00, or by imprisonment not exceeding twenty (20) days, or by both such fine and imprisonment. Each week an offense is continued shall be deemed a separate violation of these regulations.

2. In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained; or any building, structure or land is used; or any land is divided into lots, blocks, or sites, In violation of this Ordinance, the Town Board or the Zoning Enforcement Officer may institute an action or proceeding in the Town Justice Court or In the County Court, Montgomery County, to prevent such unlawful conduct; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about subject premises. In any such action by the Town Board or the Zoning Enforcement Officer, any person found to have violated the ordinance shall be liable to the Town.

ARTICLE XII - ZONING BOARD OF APPEALS

SECTION 55 - Creation, Appointment and Organization

A Zoning Board of Appeals is hereby created. Said Board shall consist of five members appointed by the Town board. The Town Board shall also designate the Chairman. The Zoning Board of Appeals shall prescribe rules for the conduct of its affairs.

SECTION 56 - Powers and Duties

The Zoning Board of Appeals shall have all the powers and duties prescribed as by statue and by this Ordinance, which are more particularly specified as follows:

1. Interpretation: Upon appeal from a decision by an administrative official, to decide any question involving the interpretation of any provision of this ordinance, including determination of the exact location of any district boundary if there is uncertainty with respect thereto.
2. Appeals for Variances: The Zoning Board of Appeals shall hear requests for variance s. Not all requests for variances need include a denial from the Zoning Enforcement Officer. New State laws passed in 1993 allow applicants with proposed subdivisions or site

plans which lack minimum area, frontage or setback requirements to appeal directly to the Zoning Board of Appeals.

3. Area variances: Area variances may be granted where setback, frontage, lot size, density or yard requirements of this ordinance cannot be reasonably met. In making decisions, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Zoning Board of Appeals shall also consider:
 - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting of the area variance;
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. Whether the requested area variance is substantial;
 - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. Whether the alleged difficulty were self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance.

The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it deems necessary and adequate and yet at the same time which will preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

4. Use Variance: Use variances may be granted by the ZBA for the use of land for a purpose which is otherwise not allowed or is prohibited by the applicable zoning regulation.

No such variance shall be granted by a Zoning Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have cause unnecessary hardship.

The applicant shall demonstrate to the Zoning Board of Appeals that:

- a. Under applicable zoning regulations the applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence;
- b. That the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district of neighborhood;
- c. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- d. That the alleged hardship has not been self-created.

5. Procedure:

- a. All applications for variances shall be in writing on forms established by the Zoning Board of Appeals. They are available from the Zoning Enforcement Officer;
- b. Every application shall refer to the specific provision of the law involved and establish the details of why the variance should be granted;
- c. Upon receipt of the completed application, the Zoning Board of Appeals shall:
 - 1) Schedule a public hearing within 62 days;
 - 2) Arrange publication of notice of public hearing in the Town's official newspaper;
 - 3) Notify the applicant of the date of the public hearing at least 15 days in advance of such hearing;
 - 4) All use variances submitted to the Zoning Board of Appeals shall be referred to the Planning Board for review as to the conformance with the objectives of the Comprehensive Plan. No decision shall be made by the Zoning Board of Appeals until such Planning Board review has been completed and a report issued. If the Planning Board fails to

issue its report within 30 days, the Zoning Board of Appeals shall assume that a favorable report has been issued;

5) Refer application to the County Planning Board as required by General Municipal Law Section 239, if required;

6) Determine whether a Draft Environmental Impact Statement should be required.

d. The applicant shall notify by certified mail, return receipt required, all landowners within 500 feet of the applicant's parcel.

e. Within 62 days of the close of the Public Hearing, the Zoning Board of Appeals shall render a decision. If the matter was referred to the County Planning Board, a copy of the Zoning Board of Appeals' findings and decision must be sent to the County Planning Board.

f. Every decision of the Zoning Board of Appeals shall be by resolution, each of which will contain a full record of the findings of the Board in the particular case. Each such resolution shall be filed in the office of the Town Clerk by case number under one or another of the following headings: Interpretations, Use Variances and Variance Variances; together will all documents pertaining thereto. The Zoning Board of Appeals shall notify the Town Board of each variance granted under the provisions of this ordinance.

ARTICLE XIII - AMENDMENTS

SECTION 57 - Amendments, How Initiated

The Town Board may, from time to time, on its own motion, amend, supplement, repeal or change the regulations or district boundaries established by this ordinance.

Whenever the owners of fifty (50) percent or more of the frontage in any district or part thereof included in such change shall present a petition duly signed and acknowledged the Town Board requesting an amendment, supplement or change of the regulations prescribed for such district or part thereof, it shall be the duty of the Town Board to vote upon said petition within ninety (90) days after the filing of the same by the petitioners with the Town Clerk.

The Planning Board may, by resolution, propose an amendment to the Town Board suggesting a change or repeal of specific portions of the regulation. Within ninety (90) days from the time such resolution is filed with the Town Clerk it shall be the duty of the Board to vote on such proposed amendment.

SECTION 58 - Referral of Amendments to Town Planning Board

All proposed amendments, supplements or change originating by petition, or by motion of the Town Board, shall be referred to the Town Planning Board for a report and recommendation thereon. The Town Planning Board shall submit its report within forty-five (45) days after receiving referral. Failure of the Planning Board to report within the required time may be deemed to be approval of the proposed amendment.

SECTION 59 - Hearing on Proposed Amendment

Before any amendment, supplement or change in the regulations or district boundaries, there shall be a public notice and hearing thereon as provided by law. The notice of hearing shall be published in the official newspaper at least ten (10) days prior to the hearing. Such hearing may be held by the Town Board, by a committee of the Board, or by the Planning Board on request of the Town Board.

SECTION 60 - Adoption of Amendment

After the public hearing, and referral to and report by the Planning Board, a majority vote of the members of the Town Board shall be required to amend the Zoning Ordinance except as described in Section 61 Protect Petition.

SECTION 61 - Protect Petition

If a protect against a proposed amendment, supplement or change is presented to the Town Board, duly signed and acknowledged by the owners of twenty (20) percent or more of the area of the land included in such proposed change, or by the owners of twenty (20) percent or more of the land immediately adjacent extending one hundred (100) feet therefrom, or by the owner of twenty (20) percent or more of the land directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite land, such amendment shall not be passed except by the favorable vote of three fourths of the Town Board.

ARTICLE XIV - MISCELLANEOUS

SECTION 62 - Periodic Review of Zoning Ordinance

From time to time, at intervals of not more than three (3) years, the Planning Board shall re-examine the provisions of this ordinance and the location of district boundary

lines and shall submit a report to the Town Board, recommending such changes or amendments, if any, which may be desirable in the interest of public safety, health, convenience, necessity or the general welfare.

SECTION 63 - Validity

The validity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.

SECTION 64 - Interpretation

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, morals, safety, or the general welfare. Whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the more restrictive, or that imposing the high standard shall govern.

SECTION 65 - When Effective

This ordinance shall take effect in accord with Section 264 of the Town Law.