

RESOLUTION

WHEREAS, _____ introduced the following local law for the Town of LaGrange to be known as Local Law No. ____ of 2014, entitled A LOCAL LAW OF THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK, AMENDING PROVISIONS OF CHAPTER 240, "ZONING", OF THE LAGRANGE TOWN CODE TO MODIFY ACCESSORY APARTMENT REGULATIONS, TO MODIFY OVERNIGHT ACCOMODATIONS REGULATIONS, TO ESTABLISH GATEWAY HAMLET DISTRICTS, TO MODIFY ACCESSORY STRUCTURE REGULATIONS, TO MODIFY SECTION 240-29(G)(1) CONCERNING SETBACKS FOR NON-CONFORMING PARCELS AND ESTABLISHING A MAP RELATED THERETO, CHANGING THE ZONING DISTRICT DESIGNATION OF SEVEN PARCELS, AMENDING SECTIONS 240-21 AND 240-24 TO RENAME AND IDENTIFY ZONING DISTRICTS, ESTABLISHING NEW TABLES OF PERMITTED USES, ESTABLISHING NEW TABLES OF BULK REGULATIONS AND COVERAGE LIMITATIONS, ADDING OR AMENDING DEFINITIONS, AMENDING DRIVE-THROUGH SERVICE FACILITY REGULATIONS, ADOPTING A GROUNDWATER PROTECTION OVERLAY ZONE MAP, ADOPTING A RIDGELINE PROTECTION OVERLAY ZONE MAP, AMENDING THE ZONING MAP TO ESTABLISH AND TO DESIGNATE THE GATEWAY HAMLET, MANCHESTER GATEWAY HAMLET, AND FRANK AND SLEIGHT DISTRICTS, AND AMENDING THE ZONING MAP TO DISPLAY THE DALEY FARM PLANNED DEVELOPMENT DISTRICT AND THE OVERLOOK PLACE PLANNED DEVELOPMENT DISTRICT.

BE IT ENACTED by the Town Board of the Town of LaGrange as follows:

Section 1. Chapter 240 of the LaGrange Town Code is amended to replace existing Section 240-52, Accessory Apartments, in its entirety with the following:

§ 240-52 ACCESSORY APARTMENTS

- A. Legislative intent. It is the specific purpose and intent of this provision to provide the opportunity for the development of small dwelling units designed, in particular, to meet the special housing needs of family members and relatives of those families currently residing in the Town of LaGrange. Furthermore, it is the purpose and intent of this section to allow the more efficient use of the Town's existing stock of dwellings, to protect and preserve property values and to maintain the single-family character of the residential districts of the Town of LaGrange without the over-utilization of the land.
- B. To help achieve these goals and promote the objectives of the Town of LaGrange Comprehensive Plan, a special permit is required to create a single accessory apartment within a one-family dwelling, subject to the following provisions:
- (1) Owner occupancy required. The owner(s) of the one-family lot upon which the accessory apartment is located shall occupy at least one of the dwelling units on the premises.
 - (2) Design and construction of any exterior improvements must be compatible and harmonious with the existing building. The character of a single family dwelling must be maintained.
 - (3) Only one (1) accessory apartment is permitted, and it shall be clearly subordinate to the one-family dwelling.
 - (4) The number of bedrooms in the apartment shall not be more than one.
 - (5) The floor area of the apartment shall not be less than 400 sq. ft.
 - (6) The floor area devoted to the apartment shall not exceed 35% of the entire floor area of the one-family dwelling.
 - (7) The apartment and one-family dwelling must have safe and proper means of entrance, clearly marked for the purpose of emergency services. The 911 address shall be posted in a conspicuous location.
 - (8) If the water supply is from a private source, the applicant shall certify that the

water supply is potable and of adequate flow. Failure to correct promptly any water quality problems shall result in the revocation of the special permit.

- (9) The applicant shall maintain a proper sewage disposal system adequate for the two dwelling units. Failure to correct promptly any sewage system problem shall result in revocation of the special permit.
- (10) Any alterations that would seek to increase the bedroom count from that of the existing dwelling for which the sewage disposal system was originally designed shall require Department of Health approval prior to the issuance of any required permits.
- (11) Stairways leading to any floor or story above the first floor shall be located within the walls of the building wherever practicable. Stairways for required exiting shall be located on the rear wall in preference to either side wall. In no instance shall an exterior stairway for this purpose be located on any wall fronting on a street.
- (12) Off-street parking shall be on the parcel of land on which the accessory apartment is located. There shall be a minimum of four (4) off-street parking spaces provided.
- (13) The parking shall be on an improved surface so as not to create erosion. For the purposes of this Code, parking on the lawn or on the street is prohibited.
- (14) The Planning Board shall not consider a special permit until any outstanding violations have been remedied to the satisfaction of the Town of LaGrange.
- (15) Continued compliance with all of these regulations is required. Failure to do so will result in a revocation of the special permit.

C. A special permit is required to create an apartment which requires an addition to a one-family dwelling. If an addition is requested, it must comply with all provisions in §240-52B, as well as the following:

- (1) All bulk regulations and coverage limitations of §240-28, Schedule of Lot and Bulk Requirements, shall be met.
- (2) Design and construction of the addition must be compatible and harmonious with the parent structure. The character of a single-family residence must be maintained.

D. A special permit is required to create an accessory apartment in garages, barns or similar

accessory structures, subject to the following provisions:

- (1) No new construction shall be permitted to enlarge existing accessory buildings in order to accommodate apartments unless the building conforms to zoning density requirements.
- (2) Construction associated with adaptation of buildings shall be performed in a way that retains the character of the structure. The design and construction of the adaptation of the building must be compatible with the parent structure in addition to the surrounding neighborhood.
- (3) The conditions of § 240-52B, shall be met.
- (4) Accessory apartments are expressly prohibited in accessory buildings when an accessory apartment already exists within the one-family residence.

E. A special permit is required for preexisting accessory apartments not legally established and recognized by the Town of LaGrange.

- (1) Owners of accessory apartments not legally established shall have 3 months from the date of enactment to apply for a special permit for an accessory apartment and to meet the requirements of this section.
- (2) Any such property owner who has not completed or is in the process of complying with these requirements within the required 3 months shall be found in violation.

F. Terms of Special Permit.

- (1) The special permit shall be issued to the owner occupant(s) of the property only.
- (2) Should there be a change in residency of the owner the permit shall become null and void. The owner shall remove the kitchen of the accessory apartment within 60 days after the date of change in residency of the owner.
- (3) The special permit shall remain valid so long as the applicable provisions of this section are complied with. Failure to do so will result in a revocation of the special permit.

G. Transfer of Permit

Should a new owner decide to live in the structure and desire to continue the use of the accessory apartment, he or she shall apply to the Office of the Building Inspector for transfer of a special permit subject to the following conditions:

- (1) The owner(s) of the property must be the applicant for the transfer of a special permit.
- (2) The applicant shall sign an affidavit provided by the Town of LaGrange stating that he/she has read all the terms and conditions of the special permit and that he/she will abide by all of the terms.
- (3) The applicant shall agree to a physical inspection of the property after one year.
- (4) The applicant shall provide the Town of LaGrange with proof of owner-occupancy and residency within 90 days of the change of ownership with any two of the following documents:
 - (a) Driver's License
 - (b) Tax Bill
 - (c) Deed or Contract of Sale
 - (d) Utility Bill (Cable, Phone, Electric, Water)
- (5) The Building Inspector may issue the special permit only after the new owners have provided proof of residency.

Section 2. Section 240-55 of Chapter 240 of the Town Code is amended in its

entirety to read as follows:

§240-55. Overnight accommodation

Overnight facilities may include inns or bed-and-breakfast facilities, motels and motels. The following regulations apply to each form of accommodation:

A. Inns are overnight accommodations similar to a small hotel. They must meet the following conditions:

- (1) They must be limited to 70 rooms
- (2) They must meet all parking, signage and other applicable requirements.
- (3) If converted from an existing structure, overnight accommodations must meet all requirements of the special permit process.
- (4) Dining facilities and bar, if open to the general public, will be treated as separate uses and thereby conform to additional restrictions for restaurants and bars.

- (5) Overnight accommodations will be permitted only if they are compatible in character with their immediate neighborhood.
- (6) Dining facilities shall not exceed 50 square feet per overnight room (exclusive of the kitchen facilities).

B. Bed-and-breakfast establishments are owner occupied.

- (1) They must be limited to 10 guest rooms.
- (2) They must meet all applicable zoning requirements.
- (3) The proprietor may serve meals to guests. A public dining room and bar is expressly prohibited.
- (4) Parking lots shall not be located closer than 15 feet to any residential property line.
- (5) A bed-and-breakfast will be permitted only if it is compatible with its immediate neighborhood.

Section 3. Chapter 240 of the LaGrange Town Code is amended to add a new Section 240-38.1 entitled Gateway Hamlet Districts as follows:

§240- 38.1. Gateway Hamlet Districts.

A. Purpose; Conflict with other provisions

There shall be two (2) Gateway Hamlet (GH) Districts. There shall be one (1) Manchester Gateway Hamlet (MGH) District. One of the Gateway Hamlet (GH) Districts shall be located in the Red Oaks Mills area of the Town. One of the Gateway Hamlet (GH) Districts shall be located in the Arthursburg area of the Town. The intent of the Gateway Hamlet (GH) and Manchester Gateway Hamlet (MGH) Districts is to recognize or to promote compact clusters of retail, professional offices, and light commercial buildings mixed with existing residential dwellings located at a crossroads and characterized by such businesses as grocery stores, restaurants, taverns, hotels, department stores, service businesses, meeting halls, churches, or civic spaces. These areas located within Manchester, Arthursburg, and Red Oaks Mill gateways to the Town are most likely to be developed for business and light commercial purposes. They are also among the most vulnerable of all locations in the town to adverse impacts upon character of setting and place in the event of development which is inconsistent with the intent of this section, such as parking lots, traffic conflicts, formula architecture, sign clutter, and stand-alone and space-consuming uses that have no relationship to any other use or uses. These disfavored aspects of land use do not exist now in any of these identified gateway hamlets, and a purpose of this section is to lessen or prevent the adverse consequences of such land uses in these areas of the Town. It is the specific

intent to foster attractive and compact development in the vicinity of these gateway centers as an alternative to development in strip fashion along the region's major roads in order to lessen or to avoid accompanying sprawl development. These gateway hamlet areas should serve as locations that people often remember most, not just because they are physically or historically attractive, but because they are distinct in appearance as compared to the style and character of the larger community. The Manchester Gateway Hamlet (MGH) will additionally be served by municipal water and sewer systems. The Red Oaks Mill Gateway Hamlet (GH) is partially served by municipal water with all parcels using private septic systems. The Arthursburg Gateway Hamlet (GH) is not serviced by municipal water or sewer. In Arthursburg it will be necessary to establish small self-contained alternative or community systems that will strengthen the concept of compact development rather than create a long corridor of linear development. In sum, the purpose of the Gateway Hamlet (GH) and Manchester Gateway Hamlet (MGH) Districts is to regulate the location and appearance of buildings, to create a sense of arrival and recognition for the place being entered. The provisions of this section, when in conflict, shall take precedence over other sections of this chapter.

B. Design principles.

The primary objective of the (GH) and (MGH) Districts is to promote the traditional hamlet-style design. New buildings should relate to the traditional architectural character consistent with those established, or to be established in the Town Center Business (TCB) District in accordance with that zoning district's development standards, as well as enhance the streetscape and develop aesthetic qualities that may not currently exist. Specifically, the design principles for the (GH) and (MGH) Districts are intended to:

- (1) Provide a limited mix of primarily retail, service businesses and light commercial opportunities in the gateway hamlets with some existing residential.
- (2) Encourage infill development and the reutilization of existing buildings.
- (3) Permit the construction of new buildings by the sidewalk and street edge (building line), especially along alleys and local roads.
- (4) Promote pedestrian activity through a safe and walkable environment.
- (5) Create tree-lined boulevards that are aesthetically pleasing.
- (6) Provide alleys, where feasible, as a means to provide adequate access and circulation within a gateway hamlet, while also providing for and promoting slower traffic speeds and some compatible landscaping.
- (7) Minimize the visual impact of the automobile by focusing site design on the central role of the building architecture, landscaping, and other softening amenities, and thereby manage the placement of parking areas, such as providing these in the rear of buildings and screening these from view from the street with landscaping, stone walls and site grading.
- (8) Create an interconnected street system for both pedestrian and vehicular traffic.
- (9) Encourage the development of both on-street parking on local roads and shared parking between nearby uses.
- (10) Protect important natural and historic features.

- C. Location of (GH) and (MGH) Districts. As per §240-22, the locations of the (GH) and (MGH) Districts are shown on the map entitled "Zoning Map of the Town of LaGrange," adopted by the Town Board.
- D. Schedule of Permitted Uses. The schedule of permitted uses and specially permitted uses for the (GH) and (MGH) Districts are found in §240-27, Schedule A, entitled "Zoning District Regulations, Permitted Uses and Special Use Permits."
- E. Bulk requirements for (GH) and (MGH) Districts. The bulk requirements for the (GH) and (MGH) Districts are found in §240-28, Schedule B, entitled "Schedule of Bulk Regulations and Coverage Limitations."
- F. Planning Board review of projects in the (GH) and (MGH) Districts.
 - (1) Prior to submitting a formal application under this section, it is strongly encouraged that the applicant request a pre-application meeting with the Building Inspector, and the Administrator of Public Works, at which point there should be a discussion of the design principles and objectives of the Gateway Hamlet Districts, along with identification of the design and engineering considerations of the site and the adjacent neighborhood (review features, such as existing patterns of settlement, including buildings, roads, open space, and other resource features, with identification of key features of the environment, such as, but not limited to, recreation amenities, wetlands, stone walls, etc.)
 - (2) The design standards of this section are intended to guide the Planning Board in its review of projects within the (GH) and (MGH) Districts. It is the intent of these standards to provide the Planning Board and applicants with a concise framework as to favored forms and principles of site design.
 - (3) The following terms have meanings as follows:
 - (a) The word "shall" means the standard is mandatory;
 - (b) The words "should" or "may" mean the standard is recommended and its application is optional at the discretion of the Planning Board.
 - (4) The Planning Board is empowered to require a mix of uses in any (GH) and (MGH) development project. In the cases where a multifamily unit is proposed, the Planning Board shall consider the amount of usable open space provided on the site or the usable public open space in the vicinity, and it shall attempt to provide 100 square feet of usable open space per bedroom or 10% of a lot as usable open space on site, unless the Planning Board finds that there is an acceptable and satisfactory public park or open space in the vicinity.
 - (5) In the Arthursburg and Red Oaks Mill Gateway Hamlets (GH) the developer shall provide assurance satisfactory to the Town Attorney that there will be adequate long-term management and maintenance of all private water and sewer facilities serving the site.
 - (6) The Planning Board may modify those standards that are mandatory upon written finding that such modification is warranted. Circumstances that may warrant modification of any mandatory standard include, but are not limited to, physical constraints such as the location of existing buildings or changes in grade between adjacent properties.
 - (a) In reviewing any proposed modification of a mandatory standard, the

Planning Board shall consider whether granting the modification will be consistent with the purpose of this section, the Comprehensive Plan, and the design principles in §240-38.1G.

- (7) Except for applications involving single family-residences, the submission for development plan approval or special permit shall include a master landscape plan for the site, identifying the quantity, location, size, and types of existing vegetation and identifying that which is to be retained, proposed plantings, details, and the planting methods.

G. Design standards. The following are the specific standards for the (GH) and (MGH) Districts:

(1) Street standards.

(a) Streetscape standards.

[1] The street network should follow a generally rectilinear pattern. In addition, there should be conservation of the street layout as it connects to county and state roads in order to provide for access management.

[2] Streets shall be designed to:

[a] Respect and follow existing terrain as much as possible, to minimize earth moving and disruption of the existing topography.

[b] Be parallel to and preserve existing tree lines, hedgerows, stone walls, and watercourses, with an attempt to minimize disruption to these features.

[c] Minimize the acreage devoted to internal (grid) streets. As a general rule new local two-way roads should be 44 feet wide, constructed as follows: a travel way of 20 feet; two four-foot shoulders; two three-foot landscaped strips; concrete curbs, and two five-foot concrete sidewalks. Alleys may be provided at a lesser standard, provided that alleys are introduced in order to augment an existing pattern of access by roads and driveways and/or in order to further a design objective, such as providing a means for vehicular access to the rear of a building. The minimum alley width shall be 20 feet.

[d] Minimize alteration of natural, cultural, or historic features.

[e] Be aligned, where possible, so that the "terminal vista" is of civic buildings, greenway land (greens, commons, squares, or parks), or natural vistas or other visual amenities.

[f] Promote ready and safe pedestrian movement, including pedestrian-through connections between streets

using sidewalks and trails when cul-de-sacs are proposed.

[g] Calm traffic speeds, such as through the provision of complementary landscaping, including but not limited to street trees.

[h] Intersect at right angles whenever possible, with preservation of adequate site lines (triangles) at the intersection.

(b) Concrete sidewalks required.

[1] Sidewalks shall create a linked network of walkways connecting different uses, such as businesses and residences, with parks or open space.

[2] Sidewalks shall be no less than 5 feet wide and shall be ADA compliant.

[3] Sidewalks shall be constructed of concrete or concrete with brick paver borders where possible.

[4] Asphalt shall be expressly prohibited on low-traffic or one-way streets.

[5] Sidewalks should be placed next to parallel parking areas.

(c) Gateway Hamlet and Gateway Hamlet Manchester streetscape landscaping.

[1] Street tree landscaping shall be provided along both sides of streets, unless there is an alley proposed that in the Planning Board's judgment should be provided with a lesser standard for street trees, including no street trees at all.

[2] There shall be one shade tree (minimum of three-inch caliper at four feet in height) provided per every 30 linear feet to 35 linear feet of street frontage. Existing street trees that are judged to be healthy or otherwise deserving of protection should be preserved to the maximum extent possible.

[3] Street trees should be tolerant of heavy, wet snow, salt, and sand deposited with snow removal, and should be drought tolerant.

[4] Trees should cast moderate shade in summer, and should be of a type that branches at least eight feet above ground level.

[5] Property owners shall have responsibility for planting and maintaining trees along street frontage(s) within the Town's right-of-way.

(d) Lighting. Streetlights shall be no more than 10 feet to 15 feet in height and utilize a downward facing fixture that channels light onto the street and sidewalk and should be located in such a manner as to prevent objectionable light and glare. Metal halide (LED) light emitting diode lighting is preferred.

(e) On-street parking.

[1] At the discretion of the Planning Board, on-street parking and parking proposed to be shared among multiple uses may count toward the

minimum number of parking spaces required for the use on the lot.

[2] On-street parking spaces shall be designed as parallel to the curb on one or both sides of the street, with landscaped breaks 10 feet wide every 200 feet.

[3] On-street parking spaces shall measure eight feet wide by 22 feet long.

(2) Site standards.

(a) Site development.

[1] Multiple buildings and uses are permitted on a lot in the (GH) and (MGH) Districts.

[2] The maximum building footprint per structure is 40,000 square feet.

[3] Connections between parking lots situated to the rear and the retail frontage are desirable. Wherever practical, sidewalks and/or walkways should be available to enable pedestrians to safely move from parking located in the rear of the building to the street front, and where applicable, through-store passages should also be provided.

[4] The ground floor should reinforce retail continuity along specified street frontages. The frequency of store entrances along streets is important in maintaining retail continuity and viability. In new buildings, a maximum distance of 40 feet between individual store entrances is encouraged.

[5] The second and third stories of buildings may be used for a mix of residential, light commercial, and/or office space.

[6] Nonresidential buildings shall have a maximum front yard setback of 20 feet, to encourage an interesting pedestrian environment.

[7] Balconies, bay windows, cornice features, and open porches are encouraged and may extend up to five feet into the front yard setback.

[8] The Planning Board may waive height and setback requirements for landmark civic buildings, including government buildings and churches.

[9] Development density is predicated upon the provisions of safe and adequate on-site (on-lot) sanitary wastewater (septic) systems or public sewer systems as defined in §240-112. Any proposal shall comply with the project development plan standard for sanitation in §240-72F(4).

[10] New developments should make use of existing structures wherever possible and desirable, as determined necessary by the Planning Board. Rehabilitation of historic structures should be conducted in conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

- (b) Driveways and parking.
- [1] Parking lots and garages shall be located to the rear of a building wherever possible.
 - [2] In order to facilitate fewer curb cuts, shared driveways should be encouraged. Provisions satisfactory to the Planning Board shall be made with respect to the ownership, use, operation, and maintenance of all common driveways. Such responsibilities shall be documented in a legal instrument that assures the continued layout, maintenance, and upkeep of the common drive as intended by the owners and successors.
 - [3] Driveways serving a mix of uses and two-way traffic should be 22 feet wide. The Planning Board may require a traffic analysis performed at the expense of the applicant to inform its decision.
 - [4] Interior parking lots shall be landscaped in accordance with the off-street parking, loading and driveway standards (§240-42E) as determined necessary by the Planning Board, with the exception that parking areas containing 15 or more spaces or 5,000 square feet in size shall include one shade tree for every seven spaces or fraction thereof.
 - [5] A minimum four-foot-wide landscaped strip should be provided around the perimeter of parking lots and driveways.
 - [6] Each off-street parking space shall be nine feet wide and 18 feet long, except handicap-accessible spaces, which are to be eight feet by 20 feet, along with the required aisle space (five feet). Backup and maneuvering aisles between rows of parking spaces shall be at least 24 feet wide, except where the Planning Board approves a lesser dimension as adequate to serve parking spaces arranged at less than a ninety-degree angle or landscaped area.
 - [7] The Planning Board may, at its sole discretion, approve the joint use of a parking facility and allow a reduction in the parking requirement of up to 30% for two or more principal buildings or uses on adjacent parcels where it is clearly demonstrated that the reduction in spaces and shared use of the parking facility will substantially meet the intent of the parking requirements by reason of variation in time of use by patrons or employees among such establishments (offset peak parking demand). There shall be a covenant on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of the principal uses. Such covenant shall be:
 - [a] Executed by the owner of said lots or parcels of land and by all other parties having beneficial use of, or some other legal interest in, the property, such as, but not limited to, a collateral or security interest;
 - [b] Enforceable by any of the parties having shared beneficial

- use of the facility; and
 - [c] Enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns.
 - [8] The supply of parking spaces shall exceed minimum requirements unless clearly justified by parking generation data submitted by the applicant and approved by the Planning Board.
 - [9] Minimum off-street parking space requirements are found in §240-42J.
 - [10] Waiver of improvement. Where the authority approving a site plan or special permit application determines that less than the required number of parking spaces will satisfy the intent of this chapter, said Board may waive written notice to the property owner by the Town that such spaces have been determined as necessary and must be constructed. Written guarantees and the proposed layout, landscaping, storm-water facilities, etc., of future parking shall be shown on the site plan.
- (c) Open space.
 - [1] In cases where more than one dwelling is situated on a lot, a minimum of 10% of the lot shall be open space.
 - [2] Open space may be landscaped and may be provided with improvements, such as pedestrian plazas, benches, and recreational facilities, such as courts, and/or playground equipment, although it should not contain parking, driveways, or storm-water utilities.
- (d) Site landscaping. (in addition to the streetscape standards provided in Subsection G(2) (a) and (b) above).
 - [1] Required landscaping shall be permanently maintained in a healthy growing condition at all times by the property owner or its assign.
 - [2] Site trees should be no smaller in diameter than three-inch caliper at four feet in height at the time of planting. The density of site trees shall be at the discretion of the Planning Board as determined necessary.
 - [3] Species shall be drought and salt tolerant, and there should be consideration of how to provide for the stockpiling of snow in relation to landscaping.
- (e) Lighting (in addition to the streetscape lighting standards in Subsection G (1) (d) above).
 - [1] All exterior lights shall be designed and located in such a manner as to prevent objectionable light and glare from spilling across property lines.
 - [2] Exterior lighting should be architecturally compatible with the building style, material, and colors.
 - [3] Driveway parking lot lights and other lights shall be 10 feet to 15 feet in height. Cutoff fixtures are preferred over cobra-type light fixtures and directional floodlights.

- [4] Accent or decorative lighting for buildings, walkways, and landscaping is encouraged but shall consist of incandescent bulbs of no more than 100 watts and shall be focused directly on the intended object.
- (f) Loading and delivery areas may be shared between nearby uses, and the requirements shall be determined by the Planning Board on a case-by-case basis.
- (g) Mechanical equipment, garbage containers, and electrical transformers should be concealed from public view on all sides by architectural elements and/or landscaping satisfactory to the Planning Board's approval.
- (h) Fencing and walls.
 - [1] The design of fences and walls should be compatible with the architecture of the principal building(s) and should use similar materials.
 - [2] All fences or walls 50 feet in length or longer and four feet in height or taller should be designed to minimize visual monotony by changing the plane, height, material, texture, or significant landscape massing.
 - [3] Chain-link fencing is expressly prohibited in all front yards. When chain-link fences are used on side yards or rear yards, the fence shall be constructed of black vinyl-coated Schedule 40 pipe, and the chain-link fence shall be black vinyl-coated only.
- (i) Utilities. All new utilities shall be underground.
- (j) Open space. Where appropriate and practical, new development should create public open spaces and should maintain existing open space.
- (k) Architectural standards.
 - [1] Design compatibility includes complementary building style, form, size, color, materials, and detailing. In reviewing projects, the Planning Board shall consider each of the following principal features contributing to the identity of buildings within the (GH) and (MGH) Districts.
 - [a] Size: the relationship of the project to the site.
 - [b] Scale: the relationship of the building's various parts to each other.
 - [c] Massing: the relationship of the building's various parts to each other.
 - [d] Fenestration: the placement of windows and doors.
 - [e] Rhythm: the relationship of fenestration, recesses, and projections.
 - [f] Setback: the relation of a building setback to its immediate surroundings.
 - [g] Materials: the compatibility with other buildings in the (GH) and (MGH) Districts, particularly those with historical significance.

- [h] Context: the overall relationship of the project to its surrounds.
- [2] The following architectural design concepts are encouraged:
- [a] Architectural design should be sensitive to the historical and/or architectural character of surrounding buildings.
 - [b] Street-level continuity of shop-fronts with minimal spaces between buildings with a street-level expression line, visually tying together the retail base and separating the upper stories.
 - [c] Porches fronting on streets are encouraged, especially on local roads.
 - [d] Multiple buildings on the same lot should be designed to create a cohesive visual relationship between the buildings.
 - [e] Blank wall areas and long, uninterrupted rooflines shall be avoided and should exhibit more detail and elements appropriate for close-range pedestrian view. Building surfaces over 40 feet in length should be relieved with changes of wall plane (i.e., recesses and projections) that provide strong visual interest.
 - [f] All sides of a building may have an impact on its surroundings and should be considered for treatment with an architectural finish. Architectural features, materials, windows, and articulation of a façade of a building should be continued on all sides visible from a street or public parking areas.
 - [g] Façade colors should be low-reflectance colors. High-intensity colors, metallic colors, black or fluorescent colors should not be used. Building trim and accent areas may feature brighter colors.
 - [h] Building colors should be carefully chosen so that each building color complements that of its neighbors.
 - [i] The scale of a building should be compatible with the surrounding buildings.
 - [j] Pitched roofs with gables/dormers or symmetrically shaped parapet roofs are encouraged.
 - [k] Considerations should be given to the height of cornice lines or other expression lines.
 - [l] Where awnings are proposed, the use of canvas-type awnings on buildings is recommended to provide protection from sun, wind, and rain and to improve the aesthetics of the building exterior. Awning should be placed at a pedestrian scale, at a height of not more than 10 feet above ground level.
- [3] Exterior finish materials.

- [a] Facades: Exterior finish materials may include brick, stone, stucco, wood, and wood shingles.
 - [b] Roofs: Roofs shall be pitched; materials of construction may shingles, wood, imitation wood, asphalt, imitation slate; metal, aluminum (Kynar), copper, terne, zinc (standing seam or batten seam) and architectural-style asphalt shingles.
 - [c] Exterior building materials on the primary structure should not include smooth-faced concrete block, tilt-up concrete or prefabricated steel panels, highly reflective, shiny, or mirror-like materials, mill-finish (non-colored) aluminum metal windows or door frames; exposed, unfinished foundation walls; exposed plywood or particle board; or non-plastered, exposed concrete masonry blocks. Concrete block should be limited to only the rear wall of the building.
 - [d] Windows: Windows should be greater in height than width or at least of equal proportion. Mirrored, reflective, or darkly tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted.
- (3) Signage standards. The purpose of this subsection is to provide standards for signage. These standards are in addition to, but override in the event of inconsistency, the regulations for signs found in § 240-43, Signs. The following standards are intended to assist the Planning Board in promoting high-quality signage with the (GH) and (MGH) District:
- (a) Sign shape, size, and materials should be compatible with surroundings and appropriate to the architectural character of the buildings on which it is placed.
 - (b) Layout should utilize simple shapes, such as rectangles, circles, or ovals, and lettering should be in proportion with the sign panel.
 - (c) The variety of colors should relate to the building with which they are associated.
 - (d) Illumination should consist of fixtures that direct light down onto the sign only and should avoid glare or unnecessary brightness.

Section 4. Section 240-47(A) of the LaGrange Town Code is amended in its entirety as follows:

§240-47. Accessory structures.

A. Accessory structures which are not attached to a principal structure may be erected in

accordance with the following requirements:

- (1) An accessory building may occupy not more than 10% of a required rear yard.
- (2) No accessory structure shall be located closer to the street than the front yard setback required for a principal structure in the district in which such accessory structure may be located.
- (3) An accessory structure that is accessory to a residential use shall respect the scale and design of the primary residential structure.
- (4) For corner lots, the setback from the side street shall be the same for accessory buildings as for principal buildings.
- (5) A single (1) accessory structure storage shed, as defined within §240-112 of this chapter, may be permitted to be constructed without a building permit when the footprint of the storage shed is no greater than 120 square feet provided that the height, width and length are not more than 12 feet and provided that the structure is compatible in appearance and design with the principal residential structure. The storage shed may occupy land located within the prevailing rear yard and side yard setback area but may not be situated any closer than within five (5) feet of the lot's rear and side yard property lines. Only one (1) storage shed meeting these criteria shall be permitted to use this exception. All other accessory building/storage sheds shall comply with the Schedule of Bulk Regulations and Coverage Limitations pursuant to Chapter 240-28 of this chapter.
- (6) An accessory building (cabana/poolhouse) as defined within §240-112 of this chapter may be permitted provided that the size of a cabana/poolhouse does not exceed 320 sq.ft. The cabana/poolhouse is limited to one story in height. The entry and access to the cabana/poolhouse is restricted to the pool area only with the exception of pool equipment access. The cabana/poolhouse does not have independent electric and/or gas metering. The cabana/poolhouse shall not be permitted as an accessory apartment. The cabana/poolhouse shall be for the exclusive use of the residents of the single family and guests. A permit for a cabana/poolhouse shall not be granted without the presence of an existing inground pool and/or the substantial completion of an inground pool.

Section 5. Section 240-29(G)(1) of Chapter 240 of the LaGrange Town Code is amended to add the following new last sentence:

To enable administration of this subsection, there shall be maintained in the offices of the Town Clerk and the officer of the Town charged with the administration of this Chapter, a map entitled "Nonconforming Residential Setback Relief Map", and bearing preparation date of August 6, 2014, which illustrates the zoning district designation of land parcels in the Town as of the effective date of Local Law No. 1 of 1988. To further enable administration of this subsection, the following Nonconforming Residential Setback Relief Table shall apply:

Nonconforming Residential Setback Relief Table

Key:

- R-15 Residential 15
- R-20 Residential 20
- R-40 Residential 40
- AG-40 Agricultural 40
- AG-80 Agricultural 80

	Nonconforming Residential Districts				
	R-15	R-20	R-40	AG-40	AG-80
Rear yard	15	15	15	20	25
Side yard	15	15	15	20	25
Side yard for accessory structures	15	15	15	20	25

Notes:

Any nonconforming building, other structure or site development shall not be enlarged, extended, reconstructed or altered unless the enlargement, extension, reconstruction or alteration is conforming. However, for lots legally in existence and improved prior to enactment of this chapter by Local Law No. 1 of 1988, the above chart applies.

Section 6. The Zoning Map established within Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel from the Industrial ("I") zoning district to the Residential Flexible Density ("RFD") zoning district (formerly the Moderate Density Residential [R-40/60/80] zoning district:

LaGrange Tax Parcel Number 6360-01-057547 having an address of 251-255 Titusville Road in the Town of LaGrange.

Section 7. The Zoning Map established within Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel from the Industrial (“I”) zoning district to the General Business (“GB”) zoning district:

LaGrange Tax Parcel Number 6260-04-997381 having an address of 258 Titusville Road in the Town of LaGrange.

Section 8. The Zoning Map established within Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel from the Industrial (“I”) zoning district to the General Business (“GB”) zoning district:

LaGrange Tax Parcel Number 6360-03-008439 having an address of 254 Titusville Road in the Town of LaGrange.

Section 9. The Zoning Map established within Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel from the Industrial (“I”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 6260-04-993280 having an address of 260 Titusville Road in the Town of LaGrange.

Section 10. The Zoning Map established within Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel from the Town Center Residential (“TCR”) zoning district to the Town Center Business (“TCB”) zoning district:

LaGrange Tax Parcel Number 6460-02-650904 having an address of 1168 Route 55 in the Town of LaGrange.

Section 11. The Zoning Map established within Chapter 240 of the LaGrange Town

Code is amended to change the zoning district designation of the following parcel from the Planned Office (“PO”) zoning district to the Residential Flexible Density (“RFD”, formerly R-40/60/80) zoning district:

LaGrange Tax Parcel Number 6360-01-118812 having an address of 210 Noxon Road in the Town of LaGrange.

Section 12. The Zoning Map established within Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel from the Rural Residential (R-120) zoning district to the General Business (“GB”, formerly C-2) zoning district:

LaGrange Tax Parcel Number 6560-02-601974 having an address of 2295 Route 82 in the Town of LaGrange.

Section 13. Article II, Sections 240-21 and 240-24 are amended, respectively, in their entirety to read as follows:

**ARTICLE II
Establishment and Designation of Districts**

§ 240-21. Establishment of districts.

The Town is hereby divided into the following use districts:

- RFD Residential Flexible Density
- RMD Residential Moderate Density
- RLD Residential Low Density
- RFS Residential Frank & Sleight
- TCR Town Center Residential
- H Hamlet
- GH Gateway Hamlet
- MGH Manchester Gateway Hamlet
- TCB Town Center Business
- GB General Business
- C Commercial
- I Industrial
- PO Planned Office (Reserved)
- PDD Planned Development District
- TPK Town Park

SPR State Park Reuse
DFPD Daley Farm Planned Development
OPD Overlook Planned Development
SCHD Senior Citizen Housing District (Reserved)
ASCHD Alternative Senior Citizen Housing District (Reserved)

§ 240-24. Intent.

The general intent of this chapter is to regulate land use consistent with the Town Comprehensive Plan as adopted by the Town Board on July 13, 2005.

- A. The Residential Low Density (RLD) District is primarily for open space, low-density residential and agricultural uses. This district features many constraints to development, including steep slopes, mapped and unmapped wetlands, and shallow depth to bedrock. This area also has a relatively less developed road system and lacks public water and sewer infrastructure. Many residential uses rely on individual wells and septic systems. The minimum lot size in this district is 120,000 square feet.
- B. The Residential Moderate Density (RMD) District is primarily for low and moderate density residential uses, agriculture and agriculture-related uses, certain institutional uses and specific commercial uses. This district has constraints to development, although not to the degree as found in the Residential Low Density District. Such constraints include, but are not limited to, mapped and unmapped wetland resources, a seasonal high-water table, slow percolation, rock outcroppings, and shallow depth to bedrock. The minimum lot size is 80,000 square feet. This district is also intended to serve as a transition between the Town Center and more-rural development densities.
- C. The Residential Flexible Density (RFD) District encompasses an area that is generally built up in residential uses, interspersed with some open space and undeveloped areas. Existing lot sizes generally vary from 15,000 square feet to two or more acres. The minimum lot sizes vary based on the availability of public water and sewer service. A minimum threshold of 40,000 square feet lot size is established in this zone in areas that are served by both public water and sewer. Where either public water or sewer service is provided, but not both, the minimum lot size is 60,000 square feet. In areas that utilize both on-site sanitary septic and a well water system, the minimum lot size is 80,000 square feet.
- D. The residential Frank & Sleight (RFS) district is primarily for moderate density residential uses, established specifically to preserve open space. Developed as an alternative to traditional zoning, lots in the district vary in size and shape. Constraints are in place to prohibit further development by means of conservation easements. The district is served by municipal water & sewer.
- E. The Town Center Residential (TCR) and Town Center Business (TCB) Districts are for mixed office, governmental, commercial and residential uses. They are the primary districts for adding to the multifamily housing stock in LaGrange. Located in Freedom Plains, these districts will provide identity as well as functional coherence to the Town of LaGrange. The districts will

potentially benefit from the availability of public water and sewer facilities and from pedestrian linkages. Therefore, certain incentives are designed to encourage such development.

- F. The General Business (GB) Districts are for lower-intensity uses. Business and commercial (GB) Districts are intentionally smaller in scale in form compared with the commercial (C) Districts.
- G. The Commercial (C) Districts are designated for the more-traditional and intensive commercial land uses within the Town. Where possible, the Town has strictly limited strip commercial development in favor of discreet commercial centers.
- H. The Industrial (I) Districts are conceived to allow attractive, well-planned light-industrial complexes with convenient access to road transportation.
- I. The Hamlet (H) Districts are located at historic crossroads within the community that contain a mix of residential uses, limited small-scale commercial uses, public lands, and institutional uses. Development is intended to promote the historic character and scale of these older traditional villages and crossroads, to emphasize reuse of existing structures for limited retail, residential, and commercial uses, and to promote limited infill development that is compatible with existing land uses, architectural styles, and scale in proximity to residential neighborhoods.
- J. The Planned Office (PO) District provides for clustered campus-style office uses in an office park setting that are compatible with, and help to preserve, the existing natural and historic resources and character of the area. The district is intended to provide opportunity for economic development, helping to diversify the Town's economic base. Currently there are no Planned Office proposals pending before the Town. The Town reserves the right to establish specific to the Planned Office District.
- K. Preservation Overlay Zones are intended to protect stream corridors, farmlands, historic and scenic resources, and groundwater resources. These Preservation Overlay Zones complement provisions of the established use districts to protect and enhance open space and the scenic and historic features of the Town and to maintain some of its rural character.
- L. The Planned Development District (PDD) designation is available by application in situations where the Town Board determines that an existing zoning district would be insufficient to achieve the purposes of proposed development. The PDD is ideal for higher-density, mixed uses that have demonstrated some public benefit and have been approved by the LaGrange Town Board according to adherence to the performance guidelines of this chapter.
- M. The State Parkland Reuse (SPR) Districts provide for the beneficial and sound reuse of parcels devoted to the James Baird State Park and the Taconic-Hereford State Conservation Area, respectively, in the event that the sites are no longer maintained by the State of New York and/or its agencies, and are instead conveyed to owners in the private sector. Uses are limited to parks and recreation, open and accessible to the public, of the sort that preserves open spaces and the natural beauty of the land.
- N. The Town Park (TPK) District provides for the beneficial and sound use of parks and recreation areas. Uses are limited to public parks, recreation areas, and the establishment of buildings,

structures and improvements of the type which are devoted to active or passive recreation for the public, including but not limited to the type of recreational enhancements recommended in any recreation master plan of the Town of LaGrange.

P. Overlook Planned Development (OPD) is conditionally established as a 91-unit multi-family high density residential development, subject to the conditions of the approval and of section 240-33 of this chapter, to provide moderate income housing. It is the specific intent of this district to preserve and protect the historic buildings on the site. Currently the project is undeveloped. The Town of LaGrange reserves the right to establish bulk and area requirements and a schedule of permitted uses along with any district requirements the Town feels is necessary. The district will be served by municipal sewer and water.

O. The Senior Citizen Housing District (SCHD) is established to allow potential amendment of the Zoning Map to provide housing opportunities and options for senior citizens in the Town of LaGrange.

P. The Alternative Senior Citizen Housing District (ASCHD) is established as an alternative to Senior Citizen Housing Districts. It is established to allow potential amendment of the Zoning Map to provide additional housing opportunities and options for senior citizens in the Town of LaGrange.

R. The Daley Farm Planned Development (DFPD) is conditionally established as a 127 residential unit planned development district, subject to the conditions of the approval and of section 240-33 of this chapter, with a variety of housing options, including 64 single-family detached, six single-family estate lots ranging in size from two to eight acres, and 56 townhomes, with the existing 57.7± acre farm site to be placed in conservation. Currently the project is pending before the Planning Board. The Town of LaGrange reserves the right to establish bulk and area requirements and a schedule of permitted uses along with any district requirements the Town feels is necessary. Portions of the property will be served by municipal sewer and water.

S. The Gateway Hamlet Districts (GH) and The Manchester Gateway Hamlet District (MGH) are established to promote the traditional hamlet style design and are a compact cluster of retail, professional offices, and light commercial buildings mixed with existing residential dwellings located at crossroads and are accompanied by such businesses as grocery stores, restaurants, taverns, hotels, department stores, service businesses, meeting halls, churches, or civic spaces.

Section 14. Section 11 of this Local Law, supra, amended Article II, section 240-21 and section 240-24 for the purpose of renaming the following zoning districts:

R-120 Rural Residential changed to Residential Low Density (RLD)

R-80 Low Density Residential changed to Residential Moderate Density (RMD)

R-40/60/80 Moderate Density Residential changed to Residential Flexible Density (RFD)

TC-R Town Center – Residential changed to Town Center Residential (TCR)

TC-B Town Center – Business changed to Town Center Business (TCB)

C-2 Commercial – 2 changed to General Business (GB)

C-1 Commercial – 1 changed to Commercial (C)

PD Parkland District changed to Town Park District (TPK)

Chapter 240 of the Town Code is amended in its entirety, to implement these changes of the names of zoning districts within all articles, sections, and subsections of chapter 240.

Section 15. The last sentence of Section 240-25(A) of Chapter 240 of the LaGrange Town Code is amended to read as follows:

See §240-27, Schedules A1.1, A1.2, A1.3.

Section 16. Section 240-27 of Chapter 240 of the LaGrange Town Code is amended in its entirety to read as follows:

Schedules of Permitted Uses and Special Use Permits, herein referred to as Schedules A1.1, A1.2 and A1.3, included at the end of this chapter, lists permitted uses for each district category: “P” means permitted, “SP” means a use subject to special permit under Section 240-71 of this chapter; “N” means not permitted, “A” means permitted only as an accessory use, and “M” means permitted only as a mix use. Further elaboration on some uses appears in the supplemental regulations, noted as “Performance Standard Reference.”

Section 17. Chapter 240 of the LaGrange Town Code is amended to replace Schedule A(§240-27) with the following respective Schedules A1.1, A1.2, A1.3:

Schedule A1.1 (240-27), Permitted Uses & Special Use Permits, Residential Districts is produced as Appendix A of this Local Law.

Schedule A1.2 (240-27), Non-Residential Districts is produced as Appendix B of this Local Law.

Schedule A1.3 (240-27), Permitted Uses & Special Use Permits, State Parkland Reuse & Parkland District is produced as Appendix C of this Local Law.

Chapter 240 of the Town Code is further amended in its entirety, to substitute references to Schedules A1.1, A1.2 and A1.3 in place of references to replaced Schedule A where relevant within all articles, sections, and subsections of chapter 240.

Section 18. The last sentence of Section 240-25(B) of Chapter 240 of the LaGrange Town Code is amended to read as follows:

See Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Residential, and Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Non-Residential

Section 19. The last sentence of Section 240-25(C) of Chapter 240 of the LaGrange Town Code is amended to read as follows:

See Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Residential, and Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Non-Residential

Section 20. The first sentence of 240-28 of Chapter 240 of the LaGrange Town Code is amended to read as follows:

Two Schedules entitled “Schedule of Bulk Regulations and Coverage Limitations”, of which one is for Residential and the other is for Non-Residential, herein referred to “Schedule B” are included at the end of this chapter.

Section 21. Chapter 240 of the LaGrange Town Code is amended to replace Schedule B(§240-28) with the following respective Schedules:

Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Residential, which is produced as Appendix D of this Local Law; and

Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Non-Residential, which is produced as Appendix E of this Local Law.

Section 22. Chapter 240 of the LaGrange Town Code is further amended in its entirety, to substitute references to Schedules B for Residential and Non-Residential in place of references to replaced Schedule B where relevant within all articles, sections, and subsections of chapter 240.

Section 23. Section 240-112 of Chapter 240 of the LaGrange Town Code is amended to add the following new definitions:

DRIVE-THROUGH SERVICE FACILITY [Replacing DRIVE-THROUGH WINDOW]- A window or device in, at or through which a business provides services or the delivery of goods from inside a building to persons in a vehicle, and including all related access lanes, vehicular stacking spaces, drive-through aisles, by-pass lanes, drive-through discharge lanes, canopies, message boards, automated banking teller devices, communication speakers, curbing, landscaping, lighting, pedestrian cross-walks, and other structures, equipment or site development for the drive-through function.

FOOD SERVICE BUSINESS - A business, other than a restaurant, fast-food restaurant or drive-in restaurant, providing for carry-out food and beverage , such as but not limited to bakeries, delicatessens, coffee shops, pizzerias, ice cream parlors, which may be components of

grocery stores, food markets, convenience stores and gas marts and may provide limited seating of up to 12 customers without table service. A food service business shall not include a drive-through service facility as defined in this chapter. Any food service business proposing to distribute food or beverage at a drive-through service facility as defined in this chapter shall be considered to be a fast-food restaurant.

DRIVE-IN RESTAURANT- An eating establishment with facilities devoted to the preparation, sales and service of food, refreshments, ice cream, edibles or nonalcoholic drink to patrons for consumption on the premises which permits or encourages consumption of such food and refreshments in parked or standing vehicles or informally outdoors. A drive-in restaurant shall be construed to include any form of drive-in, open-front, curb-service eating establishment or refreshment stand. Any drive-in restaurant proposing to distribute food or beverage at a drive-through service facility as defined in this chapter shall be considered to be a fast-food restaurant.

MOTEL - A hotel having an outside entrance for each sleeping unit and provided with automobile parking spaces directly accessible to each such unit.

HOTEL - A building or part thereof containing six or more rooms, without individual kitchen facilities, occupied or to be occupied primarily by transients for sleeping purposes for compensation, and where there may be a general kitchen, dining room and other public rooms for the use of all guests.

CONFERENCE CENTER - A facility consisting of open rooms which can be arranged as meeting rooms, lecture rooms, display and exhibition halls to meet the specific needs of the user for conducting business, professional and educational meetings, conferences and seminars. Dining and food service may be provided. Conference centers may be also located within a hotel or inn as defined in this chapter.

FARM - An area of land consisting of not less than 7 acres, unless the parcel is located in a state certified agriculture district, where crops are grown or animals are reared for commercial purposes, together with appropriate buildings. Nothing herein shall be deemed to prohibit gardening, the raising of animals as may be regulated elsewhere in the code, or other agricultural activities conducted for private use or consumption as an accessory use to a dwelling.

CONVENIENCE STORE - A retail business offering common grocery products such as, but not limited to, beer, milk, beverages, limited household items, candy and snack foods, self-serve coffee, newspapers and magazines, sandwiches and other prepared foods to patrons purchasing relatively few items on a convenience basis generally for off-site consumption. Where any component of the convenience store proposes to include a food service business or a fast food

restaurant as defined in this chapter, then each of the combined uses shall be treated as a separate and independent use to the effect that each use, e.g. convenience store and a fast-food restaurant component, must satisfy the provisions of this chapter which regulate that use.

COMMERCIAL KENNEL - A commercial enterprise in which five or more pets that are more than four months of age, including but not limited to dogs, cats and other small animals, are kept overnight for the primary purpose of boarding, or breeding for which a fee is charged or paid.

CONGREGATE HOUSING FACILITY - A type of housing in which each individual has a private bedroom and shares with other residents the common dining room, recreation room or other facilities.

NIGHTCLUB - A business enterprise which provides live or mechanical music or theatrical entertainment and permits dancing in connection with the service of food or beverage. The term "nightclub" shall include cabarets, dance halls, discotheques or other similar establishment.

STABLES, RIDING ESTABLISHMENT, CLUB [REPLACING RIDING SCHOOL (ACADEMY)]- An establishment where horses are boarded and cared for and /or where instruction in riding, jumping and showing is offered and the general public may, for a fee, hire horses for riding.

AUTO REPAIR, MAJOR - General repair to automobiles, rebuilding or reconditioning of engines, transmissions, drive trains, ignition systems, upholstery, exhaust systems, the dismantling or temporary storage of inoperable or wrecked vehicles to the minimum extent necessary to perform services, or any other automotive operation requiring the overnight keeping of vehicles. Auto body repair and collision repair is excluded from this category.

RESIDENTIAL CARRIAGE UNIT, CARRIAGE UNIT [REPLACING CARRIAGE UNIT] - A dwelling unit located primarily on the second floor of a building, the first floor of which is devoted primarily to garage uses and which conforms to Town Code §240-60.

KITCHEN - An area used, or designated to be used, for the preparation of food containing components for cooking, cleaning, and refrigeration.

CABANA/POOLHOUSE - A detached accessory building on a parcel of land improved by a single-family residence only. For the purpose of this code a cabana/poolhouse shall only be

permitted as an amenity to an existing inground pool. Cabana features may include changing rooms, a bathroom, a gathering space, a bar, a barbeque grill, a small kitchen, pool equipment, and entertainment electronics such as a TV, computer and sound system.

GAS MART - A gasoline filling station with associated retail offering of items typically found within a convenience store as defined in this chapter. Where any component of the gas mart proposes to include a food service business or a fast food restaurant as defined in this chapter, then each of the combined uses shall be treated as a separate and independent use to the effect that each use, e.g. gas mart and a fast-food restaurant component, must satisfy the provisions of this chapter which regulate that use.

Section 24. Section 240-112 of Chapter 240 of the LaGrange Town Code is amended to change the following existing definitions to read as follows:

FAST-FOOD RESTAURANT: Any franchise or non-franchise enterprise where pay before consumption expedited meals are offered from a counter-type installation, or from an accessory drive-through service facility, from which quickly prepared or pre-prepared food and/or beverages is ordered from a limited menu of items which are typically distributed in plastic or paper packaging, and which are taken away from the counter by the customer for consumption on or beyond the site, whether or not interior seating facilities are provided without table service. Any business proposing to distribute food or beverage at a drive-through service window shall be considered to be a fast-food restaurant.

RESTAURANT: An eating establishment that is engaged in preparing and serving food and beverages intended to be consumed on the premises by patrons seated and served by wait staff at tables, and that may provide incidental musical entertainment without dancing by not more than four persons playing any non-amplified instrument(s). Any restaurant proposing to distribute food or beverage at a drive-through service facility as defined in this chapter shall be considered to be a fast-food restaurant.

BED AND BREAKFAST: An owner-occupancy residence resulting from a conversion of a one-family dwelling, used for providing overnight accommodations and a morning meal to not more than ten transient lodgers and containing not more than five bedrooms for such lodgers.

INN: A commercial facility, resembling in character traditional residential construction, providing lodging and meals which is characterized by common dining facilities and a common leisure room available for use by lodgers and the general public.

RETAIL ESTABLISHMENT changed to **RETAIL BUSINESS**: An establishment selling goods to the general public for personal and household consumption, including but not limited to an appliance store, drugstore, florist, grocer, hardware store, liquor store, newsstand, shoe store, stationery store, variety store, and department store.

VETERINARY CLINIC: A business establishment where animals are given medical or surgical care from licensed veterinarians, and may provide short-term boarding facilities for only those animals being treated.

DWELLING - Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING UNIT - A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Dwelling units include, but are not limited to, one-family dwellings, each unit in a two-family dwelling, each unit in a multiple single-family dwelling (townhouse), an accessory apartment, rental apartment, carriage unit, and bed and breakfast dwellings.

Section 25. The Town of LaGrange’s Groundwater Protection Overlay Zone Map, as provided for within provisions of Section 240-31(G) of Chapter 240 of the LaGrange Town Code, shall be the Map appended hereto as Appendix F to this Local Law.

Section 26. The Town of LaGrange’s Ridgeline Protection Overlay Zone Map, as provided for within provisions of Section 240-31(F) of Chapter 240 of the LaGrange Town Code, shall be the Map appended hereto as Appendix G to this Local Law.

Section 27. The second sentence of Section 240-70.1(C) of Chapter 240 of the LaGrange Town Code is amended to read as follows:

“Those districts include the C, GB, H, GH, MGH Districts, as well as the TCB District

with the exception that drive-through service facilities shall not be allowed in the TCB district for restaurants, fast-food restaurants, or the retail sale or distribution to vehicle occupants of food or beverage as either a primary or subordinate commercial activity.

Section 28. The first sentence of 240-70.1(C)(3) is amended to read as follows:
A drive-through service facility shall be architecturally treated on all sides pursuant to the architectural standards as set forth in the standards of the district where the drive-through service facility is proposed to be located, i.e. Town Center Business (TCB)-240-35H (3), Commercial (C)-240-39H (3), General Business (GB)-240-39H (3), Hamlet (H)-240-38G [7] (k), Gateway Hamlet (GH) and Manchester Gateway Hamlet (MGH)-240-38.1.

Section 29. The Zoning Map of the Town of LaGrange, established within Section 240-22 of Chapter 240 of the LaGrange Town Code, is amended as shown on the Zoning Map annexed hereto as Appendix H to establish and to designate the zoning district Gateway Hamlet (GH), and to change the zoning district designation of the parcels so mapped to the Gateway Hamlet zoning district.

Section 30. The Zoning Map of the Town of LaGrange, established within Section 240-22 of Chapter 240 of the LaGrange Town Code, is amended as shown on the Zoning Map annexed hereto as Appendix H to establish and to designate the zoning district Manchester Gateway Hamlet (MGH), and to change the zoning district designation of the parcels so mapped to the Manchester Gateway Hamlet zoning district.

Section 31. The Zoning Map of the Town of LaGrange, established within Section 240-22 of Chapter 240 of the LaGrange Town Code, is amended as shown on the Zoning Map annexed hereto as Appendix H to display the Daley Farm Planned Development zoning district (DFPD) conditionally approved by the Town Board.

Section 32. The Zoning Map of the Town of LaGrange, established within Section 240-22 of Chapter 240 of the LaGrange Town Code, is amended as shown on the Zoning Map annexed hereto as Appendix H to display the Overlook Place Planned Development zoning district (OPD) conditionally approved by the Town Board.

Section 33. The Zoning Map of the Town of LaGrange, established within Section 240-22 of Chapter 240 of the LaGrange Town Code, is amended as shown on the Zoning Map annexed hereto as Appendix H to establish and to designate the residential Frank and Sleight District (RFS) and to change the zoning district designation of the parcels so mapped to the residential Frank and Sleight zoning district.

Section 34. This local law will take effect upon the filing with the Secretary of State as prescribed by law.

WHEREAS, _____ advised the Town Board that, pursuant to the Municipal Home Rule Law of the State of New York, it was necessary to hold a public hearing upon this

local law. He offered the following resolution which was seconded by Councilperson _____, who moved its adoption:

Whereas, on _____, 2014, _____ has introduced this local law for the Town of LaGrange, to be known as Local Law No. ___ of 2014, entitled A LOCAL LAW OF THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK, AMENDING PROVISIONS OF CHAPTER 240, "ZONING", OF THE LAGRANGE TOWN CODE TO MODIFY ACCESSORY APARTMENT REGULATIONS, TO MODIFY OVERNIGHT ACCOMODATIONS REGULATIONS, TO ESTABLISH GATEWAY HAMLET DISTRICTS, TO MODIFY ACCESSORY STRUCTURE REGULATIONS, TO MODIFY SECTION 240-29(G)(1) CONCERNING SETBACKS FOR NON-CONFORMING PARCELS AND ESTABLISHING A MAP RELATED THERETO, CHANGING THE ZONING DISTRICT DESIGNATION OF SEVEN PARCELS, AMENDING SECTIONS 240-21 AND 240-24 TO RENAME AND IDENTIFY ZONING DISTRICTS, ESTABLISHING NEW TABLES OF PERMITTED USES, ESTABLISHING NEW TABLES OF BULK REGULATIONS AND COVERAGE LIMITATIONS, ADDING OR AMENDING DEFINITIONS, AMENDING DRIVE-THROUGH SERVICE FACILITY REGULATIONS, ADOPTING A GROUNDWATER PROTECTION OVERLAY ZONE MAP, ADOPTING A RIDGELINE PROTECTION OVERLAY ZONE MAP, AMENDING THE ZONING MAP TO ESTABLISH AND TO DESIGNATE THE GATEWAY HAMLET, MANCHESTER GATEWAY HAMLET, AND FRANK AND SLEIGHT DISTRICTS, AND AMENDING THE ZONING MAP TO DISPLAY THE DALEY FARM PLANNED DEVELOPMENT DISTRICT AND THE OVERLOOK PLACE PLANNED DEVELOPMENT DISTRICT..

LET IT BE RESOLVED, that a public hearing be held in relation to the proposed changes as set forth in the form notice, hereinafter provided, at which hearing parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall, LaGrangeville, New York on _____, 2014, at 7:00 p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of LaGrange, by the Town Clerk, at least five (5) days before such hearing and that such notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Town Board of the Town of LaGrange will hold a public hearing at the Town Hall, 120 Stringham Road, LaGrangeville, New York on _____, 2014, at 7:00 o'clock p.m. prevailing time, on Local Law No. ___ of 2014, a local law of the Town of LaGrange, Dutchess County, New York, amending provisions of Chapter 240, "Zoning", of the LaGrange Town Code to modify accessory apartment regulations, to modify overnight accommodations regulations, to establish gateway hamlet districts, to modify accessory structure regulations, to modify section 240-29(G)(1) concerning setbacks for non-conforming parcels and establishing a map in relation thereto, amending sections 240-21 and 240-24 to rename and identify zoning districts, establishing new tables of permitted uses, establishing new tables of bulk regulations and coverage limitations, adding or amending definitions, amending drive-through service facility regulations, adopting a groundwater protection overlay zone map, adopting a ridgeline protection overlay zone map, amending the zoning map to establish and to designate the Gateway Hamlet, Manchester Gateway Hamlet and Frank and Sleight zoning districts, amending the zoning map to display the Daley Farm Planned Development zoning district and the Overlook Place Planned Development zoning district, and amending the zoning map to change the zoning district designation of seven parcels:

LaGrange Tax Parcel Number 6360-01-057547 having an address of 251-255 Titusville Road in the Town of LaGrange.

LaGrange Tax Parcel Number 6260-04-997381 having an address of 258 Titusville Road in the Town of LaGrange.

LaGrange Tax Parcel Number 6360-03-008439 having an address of 254 Titusville Road in the Town of LaGrange.

LaGrange Tax Parcel Number 6260-04-993280 having an address of 260 Titusville Road

in the Town of LaGrange.

LaGrange Tax Parcel Number 6460-02-650904 having an address of 1168 Route 55 in the Town of LaGrange.

LaGrange Tax Parcel Number 6360-01-118812 having an address of 210 Noxon Road in the Town of LaGrange.

LaGrange Tax Parcel Number 6560-02-601974 having an address of 2295 Route 82 in the Town of LaGrange.

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the office of the Clerk of the Town of LaGrange, at the Town Hall, 120 Stringham Road, LaGrangeville, New York, between the hours of 8:30 a.m. and 4:00 p.m. on all business days, except Tuesdays, when the hours are between 8:00 a.m. and 3:30 p.m., from the date of this notice the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: LaGrangeville, New York
_____, 2014

CHRISTINE O'REILLY-RAO,
TOWN CLERK

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Bell	_____
Councilman Jessup	_____
Councilman Luna	_____
Councilman Polhemus	_____
Councilman Dyal	_____

Dated: LaGrangeville, New York
_____, 2014

CHRISTINE O'REILLY-RAO
TOWN CLERK, TOWN OF LAGRANGE

APPENDIX A

Schedule A1.1 (240-27), Permitted Uses & Special Use Permits, Residential Districts

APPENDIX A
Town of LaGrange
Schedule A1.1 (240-27)
Permitted Uses & Special Use Permits
Residential Districts

Key:

P Permitted
 SP Special permit (§ 240-71)
 N Not permitted
 A Permitted only as accessory use
 M Permitted only as a mixed use

RFD Residential Flexible Density
 RFS Residential - Frank & Sleight
 RMD Residential Moderate Density
 RLD Residential Low Density
 TCR Town Center Residential

NOTE: Uses omitted from this table are not permitted

Use ¹	Residential Districts						
	RFD			RMD	RLD	RFS	TCR
	40	60	80				
Single-family	P	P	P	P	P	P	P
Two-family	N	N	N	N	N	N	P
Townhouse ³⁷	N	N	N	N	N	N	P
Multifamily ³⁷	N	N	N	N	N	N	P ¹⁹
Rental apartment	N	N	N	N	N	N	P
Accessory apartment ³⁷	A,SP ^{12,11,17}						
Carriage unit ³⁷	N	N	N	N	N	N	SP ^{12,11,15}
Detached accessory apartment	A,SP ^{12,11,17}						
Second kitchen	A,SP ^{12,11}	A,SP ^{12,11,15}					
Accessory structure ³⁷	A ²²	A ²²	AP ²²	A ²²	A ²²	A ²²	A ²²
Home occupation ³⁷	A ²⁹						
Bed-and-breakfast ³⁷	SP ^{12,11,30}	SP ^{12,11,30}	SP ^{12,30}	SP ^{12,11,30}	SP ^{12,11,30}	SP ^{12,11,30}	SP ^{12,11,30}
Residential health care facilities, adult homes & group homes (congregate housing) ³⁷	P ²⁰	N					
Cemeteries	N	N	N	SP ^{12,11,23}	SP ^{12,11,23}	N	N
Civic buildings & place of public assembly, e.g. community buildings, churches, schools	SP ^{12,11}	SP	SP ^{12,11}				
Commercial kennels ³⁷	N	N	N	SP ^{12,11,24}	SP ^{12,11,24}	N	N
Essential services ³⁷	P	P	P	P	P	P	P
Excavation or removal of earth, topsoil, sand, gravel, clay, or stone; soil and stone crushing, washing and processing operations ³ 240-67							
Farming ³⁷	P	P	P	P	P	P	P
Farm Stand	N	N	N	P ³⁴	P ³⁴	N	N

Schedule A (§240-27)
Permitted Uses and Special Use Permits
NOTES PAGE

1 Several overlay zones are not indicated on this table. These include the Stream Corridor (240-31C), Historic (240-31D), Scenic (240-31E), Ridgeline Protection (240-31F) and Groundwater Protection (240-31G) Overlay Zones.

2 In H District maximum footprint per structure is 6,000 square feet

3 With the exception of Industrial Districts, permitted only by the mapping of a floating zone as provided in 240-34; however, excavation or removal in the following cases shall be permitted in all zoning districts, subject only to such other permits as this chapter may require:

- (1) A landscape operation in which topsoil is removed from one part of the property and deposited on another part of the same property, provided that it is replaced with a cover of the earth in which the vegetable matter may take root and grow and is seeded with grass, permanent pasture mixture or other fast-growing vegetation, repeatedly as necessary until the growth is established.
- (2) The excavation of topsoil and other natural resources from within the limits of the right-of-way or slope rights of any Town, county or state highway or for the sole purpose of building roads and slopes incidental thereto which lie within the area of a subdivision approved by the Planning Board of the Town of LaGrange or on file in the County Clerk's office in Dutchess County, New York.
- (3) The improvement of a single lot or parcel of land in connection with construction of a dwelling, multiple dwelling, building or any other structure or structures for which a building permit has been issued or in connection with agricultural land improvements such as farm ponds and soil conservation measures, provided that such improvement conforms to the following standards and conditions:
 - (a) Final slopes shall be finished at a grade no greater than the natural angle of repose, except where supported by a retaining wall.
 - (b) Any lakes or ponds that are created shall have a sufficient depth and inflow of water to prevent eutrophication and to prevent their becoming stagnant in dry periods.
 - (c) Topsoil may be disturbed and relocated in connection with any permitted excavation but shall be replaced with earth in which vegetable matter may take root and grow and shall be seeded with grass, permanent pasture mixture or other fast-growing vegetation, repeatedly as necessary until the growth is established.
 - (d) Topsoil or other natural resources which are excavated to permit the improvement of property may be removed from the property, provided that this amount is specified in the building permit for such improvement.
 - (e) There shall be no processing of excavated materials by a rock crusher or similar equipment on the premises.
 - (f) Any regarding, removal or excavation that is permitted under these provisions of exception, subject to the issuance of a building permit, shall be completed within one year of the date of the issuance of said permit.
 - (g) In the event that the construction for improvements for which preparatory excavation is performed does not commence within six months of the commencement of such excavation, the permittee shall be required to immediately begin reclamation operations to restore the land to a condition that will minimize erosion and any unsightly conditions.
- (4) The above provisions notwithstanding, excavation and removal shall be limited to not more than 100 cubic yards of material from each 40,000 square feet of lot area, in any calendar year, and not more than 600 cubic yards of materials may be removed on any parcel in any calendar year.

4 A school that lawfully existed prior to, and that has been continuously used as a school since February 18, 1988.

5 Special permits required in some cases. - See § 240-54.

6 Limited to one model home per lot.

7 The SP designation is qualified and limited by the standards for locating new towers set forth within § 240-49D.(1),(2) and (3)
8 Drive-Through Service Facilities are prohibited.

9 Passive recreation is permitted in all zoning districts as accessory to site plan or special permit uses. Passive recreation as an accessory use need not be open to the public. Whether the accessory use of passive recreation shall be open to the public shall be determined the Planning Board during the site plan/project development plan review process.

10 One or more apartments may be included in combination within a building predominantly devoted to commercial use, subject to service of the uses by public sewer and water, and availability of at least 1.65 parking spaces for each apartment unit in such mixed-use building, with discretion of the Planning Board, but not the obligation, to allow for allocated use of common parking spaces as between commercial and residential units as circumstances may reasonably allow.

11 See § 240-72, Project Development Plans

12 See §240-71, Standards for Special Use Permits

13 See §240-38, Hamlet District

14 See §240-39, Design standards for the GB and C Districts

15 See §240-35, Town Center design standards

16 See §240-40, Design standards for the Industrial (I) District

17 See §240-52, Accessory apartments

18 See §240-69, Adult-oriented business

19 See §240-51, Multifamily dwellings

20 See §240-64, Residential health care facilities, adult homes and group homes (long-term-care facilities)

21 See §240-59, Single-family residential units in TC-B District

- 22 See §240-47, Accessory structures
- 23 See §240-63, Cemeteries
- 24 See §240-61, Veterinary clinics and commercial kennels
- 25 See §240-70, Summer day camps may be permitted in certain instances as an additional principal special permit use.
- 26 Reserved
- 27 See §240-112, the definition of fast food restaurant
- 28 See §240-65, Automotive repair and gasoline filling stations
- 29 See §240-54, Home Occupations
- 30 See §240-55, Overnight accommodations
- 31 See §240-62, Boarding stable and horse riding school
- 32 See §240-49, Wireless communications towers and facilities
- 33 See §240-71.1, Drive-through service facilities
- 34 See §240-68, Farm stands
- 35 See §240-85c, Use permits
- 36 See §240-38.1 Manchester Gateway Hamlets & Gateway Hamlets
- 37 See §240-112 Definitions
- 38 See §126 Furnaces (Outdoor Furnaces)

APPENDIX B

Schedule A1.2 (240-27), Non-Residential Districts

APPENDIX B
Town of LaGrange
Schedule A1.2 (§240-27)

Non-Residential Districts

Key:

P Permitted
 SP Special permit
 N Not permitted
 A Permitted only as accessory use
 M Permitted only as a mixed use

TCB Town Center Business
 H Hamlet
 MGH Manchester Gateway Hamlet
 GH Gateway Hamlet
 GB General Business
 C Commercial
 I Industrial

NOTE: Uses omitted from this table are not permitted

Use ¹	Non-Residential Districts						
	TCB	H	MGH	GH	GB	C	I
Accessory structure ³⁷	P ^{15,22,35}	P ^{13,22,35}	P ^{22,35,36}	P ^{22,35,36}	P ^{14,35}	P ^{14,22,35}	P ^{16,22,35}
Adult-oriented business ³⁷	N	N	N	N	N	N	SP ^{12,16,18}
Ambulance Service (private)	N	N	N	N	N	P ^{14,35}	P ^{16,35}
Auto audio installation, service	N	N	N	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto body shop & collision repair	N	N	N	N	N	N	P ^{16,28,35}
Auto brake service	N	N	N	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto car wash (automated)	N	N	SP ^{12,11,36}	N	N	P ^{14,35}	P ^{16,35}
Auto car wash (self service)	N	N	SP ^{12,11,36}	N	N	P ^{14,35}	P ^{16,35}
Auto detailing service	N	N	SP ^{12,11,28,36}	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto diagnostic service	N	N	N	N	N	SP ^{12,14,28}	P ^{16,28,35}
Auto towing service (light duty)	N	N	N	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto towing service (medium duty)	N	N	N	N	N	N	P ^{16,28,35}
Auto towing service (heavy duty)	N	N	N	N	N	N	P ^{16,28,35}
Auto muffler service	N	N	N	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto quick lube & oil change	N	N	SP ^{12,11,28,36}	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto repair (major)	N	N	N	N	N	SP ^{12,14,28}	SP ^{12,16,28}
Auto sales (new car dealership)	N	N	SP ^{12,11,28,36}	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto sales (used car dealership)	N	N	N	N	N	N	N
Auto state inspection service	N	N	N	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto tire sales & service	N	N	P ^{28,35}	N	N	P ^{14,28,35}	P ^{16,28,35}
Auto transmission service	N	N	N	N	N	N	P ^{16,28,35}
Bank & financial institutions	P ^{15,33,35}	N	P ^{33,35,36}	P ^{33,35,36}	P ^{14,33,35}	P ^{14,33,35}	N
Barber, beauty salon, nail salon	P ^{15,35}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	N
Bed-and-breakfast ³⁷	N	SP ^{12,11,13}	SP ^{12,11,30,36}	SP ^{12,11,30,36}	SP ^{12,11,14,30}	N	N
Cemetery	P ^{15,23,35}	SP ^{12,11,13}	N	N	N	N	N
Child care center ³⁷	SP ^{12,11,15}	SP ^{12,11,13}	P ^{35,36}	SP ^{12,11,36}	SP ^{12,11,14}	P ^{14,35}	N
Clubhouse ³⁷	P ^{15,35}	SP ^{12,11,13}	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	N	N
Commercial Kennel ³⁷	N	N	N	N	SP ^{12,11,14,24}	SP ^{12,11,14,24}	N
Conference Center ³⁷	P ^{15,35}	N	N	N	N	P ^{14,35}	N

NOTE: Uses omitted from this table are not permitted

Use ¹	Non-Residential Districts						
	TCB	H	MGH	GH	GB	C	I
Contractor's yard	N	N	SP ^{12,11,36}	N	N	P ^{14,35}	P ^{16,35}
Convenience store	P ^{8,15,35}	P ^{8,13,35}	P ^{8,35,36}	P ^{8,35,36}	P ^{8,14,35}	P ^{8,14,35}	N
Dance studio	P ^{15,35}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	N
Drive-in restaurant ³⁷	SP ^{8,11,12,15}	SP,M ^{8,12,11,13}	SP ^{8,12,11,36}	SP ^{8,12,11,36}	SP ^{8,12,11,14}	SP ^{8,12,11,14}	N
Drive-Through Service Facility ³⁷	A,SP ^{12,11,15,33}	A,SP ^{12,11,15,33}	A,SP ^{12,11,33,36}	A,SP ^{12,11,33,36}	A,SP ^{12,11,14,33}	A,SP ^{12,11,14,33}	N
Dry-cleaning and laundry service	P ^{15,35}	N	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Educational services	P ^{15,35}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Essential services ³⁷	P ^{15,35}	P ^{13,35}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Excavation or removal of earth, topsoil, sand, gravel, clay, or stone; soil and stone crushing, washing and processing operation ³	N	N	N	N	N	N	P
Farm Stand	N	P ^{14,35}	P ^{35,36}	P ^{35,36}	P ^{14,35}	N	N
Farm ³⁷	P ³⁴	P ³⁴	N/A	N	N	N	N
Fast-food restaurant ³⁷	M ^{8,12,15,27}	SP,M ^{12,11,13,27}	M ^{27,36}	M ^{27,36}	SPM ^{12,14,27}	SP ^{12,14,27}	N
Fitness center/gymnasium	P ^{15,35}	N	SP ^{12,11,36}	SP ^{12,11,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Food service business ³⁷	P ^{8,15,35}	SP ^{8,12,11,13}	P ^{8,35,36}	P ^{8,35,36}	P ^{8,14,35}	P ^{8,14,35}	N
Funeral parlor	P ^{15,35}	SP ^{12,11,13}	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	P ^{14,35}	N
Gas station (fuel dispensing only)	N	N	N	N	N	SP ^{12,11,14,28}	SP ^{12,11,16,28}
Gas Mart	N	N	N	N	N	SP ^{8,12,11,14,28}	SP ^{8,12,11,16,28}
Hotel ³⁷	SP ^{12,11,15,30}	N	SP ^{12,11,30,36}	SP ^{12,11,30,36}	SP ^{12,11,14,30}	P ^{14,30,35}	N
Indoor theater	P ^{15,35}	N	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	P ^{14,35}	N
Inn ³⁷	P ^{15,35,30}	SP ^{12,11,13,30}	SP ^{12,11,30,36}	SP ^{12,11,30,36}	SP ^{12,11,14,30}	SP ^{12,11,14,30}	N
Laboratory (testing & research)	N	N	N	N	N	N	SP ^{12,11,16}
Land trust facility	P ^{15,35}	P ^{13,35}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	N
Laundromat (self service)	N	N	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	N
Library	P ^{15,35}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	N
Light Industry ³⁷	N	N	N	N	N	SP ^{11,12,14}	P ^{16,35}
Livery/Taxi Service	N	N	N	N	N	P ^{14,35}	P ^{16,35}
Lumber yard (outdoor)	N	N	SP ^{12,11,36}	N	N	N	P ^{16,35}
Medical and dental office	P ^{15,35}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	SP ^{12,11,14}	P ^{14,35}	N
Motel ³⁷	N	N	SP ^{12,11,36}	N	N	SP ^{12,11,14}	N
Museum	P ^{15,35}	P ^{13,35}	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	P ^{14,35}	N
Night club	SP ^{12,11,15}	N	N	N	N	P ^{14,35}	N
Office ³⁷	P ^{15,35}	N	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Outdoor recreation area ³⁷	N	N	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Passive recreation ³⁷	P ^{15,35}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Place of public assembly	SP ^{12,11,15}	SP ^{12,11,13}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Civic buildings & place of public assembly, e.g. community buildings, churches, schools	P	SP ^{12,11,13}	P	P	P	P	P
Pharmacy	P ^{15,33,35}	P ^{13,33,35}	P ^{33,35,36}	P ^{33,35,36}	P ^{14,33,35}	P ^{14,33,35}	N

NOTE: Uses omitted from this table are not permitted

Use ¹	Non Residential Uses						
	TCB	H	MGH	GH	GB	C	I
Print shop	P ^{15,35}	N	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Private school	SP ^{12,11,15}	SP ^{12,11,13}	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	SP ^{12,11,14}	SP ^{12,11,16}
Public swimming pool	N	A ¹³	A ³⁶	A ³⁶	A ¹⁴	A ¹⁴	N
Radio & television stations	N	N	N	N	N	N	P ^{16,35}
Residential health care facilities, adult homes & group homes (congregate housing) ³⁷	SP ^{12,11,15,20}	SP ^{12,11,13,20}	SP ^{12,11,20,36}	SP ^{12,11,20,36}	SP ^{12,11,14,20}	SP ^{12,11,14,20}	N
Single family	SP ^{12,11,15,21}	P ^{13,35}	N	P ^{35,36}	P ^{14,35}	N	N
Townhouse ³⁷	P ^{15,35}	P ^{13,35}	SP ^{12,11,36}	N	N	N	N
Two-family	N	P ^{13,35}	N	N	N	N	N
Multifamily ³⁷	P ^{15,19,35}	P ^{13,19,35}	SP ^{12,11,19}	N	N	N	N
Rental apartment	N	N	P ^{35,36}	N	N	N	N
Accessory apartment ³⁷	SP ^{12,11,15,17}	SP ^{12,11,13,17}	N	SP ^{12,11,17,36}	N	N	N
Detached accessory apartment	SP ^{12,11,15,17}	SP ^{12,11,13,17}	N	SP ^{12,11,17,36}	N	N	N
Carriage unit ³⁷	SP ^{12,11,15}	N	N	N	N	N	N
Residential mixed use ³⁷	M ^{10,11,15}	M ^{10,11,13}	P ^{10,35,36}	M ^{10,11,36}	M,SP ^{10,12,11,14}	N	N
Home occupation ³⁷	A ^{15,29}	A ^{13,29}	N	A ^{29,36}	A ^{14,29}	A ^{14,29}	N
Restaurant ³⁷	SP ^{8,12,11,15}	SP ^{8,12,11,13}	SP ^{8,12,11,36}	SP ^{8,12,11,36}	P ^{8,14,35}	P ^{8,14,35}	SP ^{8,12,11,16}
Retail Business ³⁷	P ^{15,35}	P ^{13,2,35}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	N
Retail sale of products of horticulture, as well as hand tools, fertilizer, seeds, bulbs and other materials customarily used in horticulture on parcels of 5 acres or more	SP ^{12,11,15}	N	N	N	P ^{14,35}	P ^{14,35}	N
Skating rink	N	N	N	N	N	N	P ^{16,35}
Stables, riding establishments and clubs ³⁷	N	N	N	N	SP ^{12,11,14,31}	N	N
Storage (self service)	N	N	N	N	N	P ^{14,35}	P ^{16,35}
Summer day camp ³⁷	N	N	N	N	SP ^{12,11,14,25}	SP ^{12,11,14,25}	SP ^{12,11,16,25}
Tavern, bar & pub	P ^{15,35}	SP ^{12,11,13}	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	SP ^{12,11,14}	N
Tennis club	N	N	N	N	N	N	P ^{16,35}
Theaters	P ^{15,35}	N	SP ^{12,11,36}	SP ^{12,11,36}	SP ^{12,11,14}	SP ^{12,11,14}	N
Veterinary clinic ³⁷	SP ^{12,11,15,24}	SP ^{12,11,13,24}	SP ^{12,11,24,36}	SP ^{12,11,24,36}	SP ^{12,11,14,24}	SP ^{12,11,14,24}	SP ^{12,11,16,24}
Veterinary office ³⁷	P ^{15,35}	P ^{13,35}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Warehousing and wholesale goods	N	N	N	N	N	SP ^{12,11,14}	P ^{16,35}
Wireless communications facilities ^{7,37}	SP ^{12,11,15,32}	SP ^{12,11,13,32}	SP ^{12,11,32,36}	SP ^{12,11,32,36}	SP ^{12,11,14,32}	SP ^{12,11,14,32}	SP ^{12,11,16,32}
Solar panels (roof mounted)	A ¹⁵	A ¹³	A ³⁶	A ³⁶	A ¹⁴	A ¹⁴	A ¹⁶
Solar panels (ground mounted)	A ¹⁵	A ¹³	A ³⁶	A ³⁶	A ¹⁴	A ¹⁴	A ¹⁶
Solar panel arrays, (ground mounted), exceeding four panels	A,SP ^{12,11,15}	A,SP ^{12,11,13}	A,SP ^{12,11,36}	A,SP ^{12,11,36}	A,SP ^{12,11,14}	A,SP ^{12,11,14}	A,SP ^{12,11,16}
Swimming pool	P ^{15,35}	P ^{13,35}	P ^{35,36}	P ^{35,36}	P ^{14,35}	P ^{14,35}	P ^{16,35}
Pool house/cabana	A,SP ^{12,11,15}	A,SP ^{12,11,13}	A,SP ^{12,11,36}	A,SP ^{12,11,36}	A,SP ^{12,11,14}	A,SP ^{12,11,14}	A,SP ^{12,11,16}
Outdoor kitchen	A ¹⁵	A ¹³	A ³⁶	A ³⁶	A ¹⁴	A ¹⁴	A ¹⁶

NOTE: Uses omitted from this table are not permitted

	Non Residential Uses						
Use¹	TCB	H	MGH	GH	GB	C	I
Outdoor Fuel Burning Device	N	N	N	N	N	N	N
Tennis/sport court	A ¹⁵	A ¹³	A ³⁶	A ³⁶	A ¹⁴	A ¹⁴	A ¹⁶

Schedule A (§240-27)
Permitted Uses and Special Use Permits
NOTES PAGE

1 Several overlay zones are not indicated on this table. These include the Stream Corridor (240-31C), Historic (240-31D), Scenic (240-31E), Ridgeline Protection (240-31F) and Groundwater Protection (240-31G) Overlay Zones.

2 In H District maximum footprint per structure is 6,000 square feet

3 With the exception of Industrial Districts, permitted only by the mapping of a floating zone as provided in 240-34; however, excavation or removal in the following cases shall be permitted in all zoning districts, subject only to such other permits as this chapter may require:

- (1) A landscape operation in which topsoil is removed from one part of the property and deposited on another part of the same property, provided that it is replaced with a cover of the earth in which the vegetable matter may take root and grow and is seeded with grass, permanent pasture mixture or other fast-growing vegetation, repeatedly as necessary until the growth is established.
- (2) The excavation of topsoil and other natural resources from within the limits of the right-of-way or slope rights of any Town, county or state highway or for the sole purpose of building roads and slopes incidental thereto which lie within the area of a subdivision approved by the Planning Board of the Town of LaGrange or on file in the County Clerk's office in Dutchess County, New York.
- (3) The improvement of a single lot or parcel of land in connection with construction of a dwelling, multiple dwelling, building or any other structure or structures for which a building permit has been issued or in connection with agricultural land improvements such as farm ponds and soil conservation measures, provided that such improvement conforms to the following standards and conditions:
 - (a) Final slopes shall be finished at a grade no greater than the natural angle of repose, except where supported by a retaining wall.
 - (b) Any lakes or ponds that are created shall have a sufficient depth and inflow of water to prevent eutrophication and to prevent their becoming stagnant in dry periods.
 - (c) Topsoil may be disturbed and relocated in connection with any permitted excavation but shall be replaced with earth in which vegetable matter may take root and grow and shall be seeded with grass, permanent pasture mixture or other fast-growing vegetation, repeatedly as necessary until the growth is established.
 - (d) Topsoil or other natural resources which are excavated to permit the improvement of property may be removed from the property, provided that this amount is specified in the building permit for such improvement.
 - (e) There shall be no processing of excavated materials by a rock crusher or similar equipment on the premises.
 - (f) Any regarding, removal or excavation that is permitted under these provisions of exception, subject to the issuance of a building permit, shall be completed within one year of the date of the issuance of said permit.
 - (g) In the event that the construction for improvements for which preparatory excavation is performed does not commence within six months of the commencement of such excavation, the permittee shall be required to immediately begin reclamation operations to restore the land to a condition that will minimize erosion and any unsightly conditions.
- (4) The above provisions notwithstanding, excavation and removal shall be limited to not more than 100 cubic yards of material from each 40,000 square feet of lot area, in any calendar year, and not more than 600 cubic yards of materials may be removed on any parcel in any calendar year.

4 A school that lawfully existed prior to, and that has been continuously used as a school since February 18, 1988.

5 Special permits required in some cases. - See § 240-54.

6 Limited to one model home per lot.

7 The SP designation is qualified and limited by the standards for locating new towers set forth within § 240-49D.(1),(2) and (3)

8 Drive-Through Service Facilities are prohibited.

9 Passive recreation is permitted in all zoning districts as accessory to site plan or special permit uses. Passive recreation as an accessory use need not be open to the public. Whether the accessory use of passive recreation shall be open to the public shall be determined the Planning Board during the site plan/project development plan review process.

10 One or more apartments may be included in combination within a building predominantly devoted to commercial use, subject to service of the uses by public sewer and water, and availability of at least 1.65 parking spaces for each apartment unit in such mixed-use building, with discretion of the Planning Board, but not the obligation, to allow for allocated use of common parking spaces as between commercial and residential units as circumstances may reasonably allow.

11 See § 240-72, Project Development Plans

12 See §240-71, Standards for Special Use Permits

13 See §240-38, Hamlet District

14 See §240-39, Design standards for the GB and C Districts

15 See §240-35, Town Center design standards

16 See §240-40, Design standards for the Industrial (I) District

17 See §240-52, Accessory apartments

18 See §240-69, Adult-oriented business

19 See §240-51, Multifamily dwellings

20 See §240-64, Residential health care facilities, adult homes and group homes (long-term-care facilities)

21 See §240-59, Single-family residential units in TC-B District

22 See §240-47, Accessory structures
23 See §240-63, Cemeteries
24 See §240-61, Veterinary clinics and commercial kennels
25 See §240-70, Summer day camps may be permitted in certain instances as an additional principal special permit use.
26 Reserved
27 See §240-112, the definition of fast food restaurant
28 See §240-65, Automotive repair and gasoline filling stations
29 See §240-54, Home Occupations
30 See §240-55, Overnight accommodations
31 See §240-62, Boarding stable and horse riding school
32 See §240-49, Wireless communications towers and facilities
33 See §240-71.1, Drive-through service facilities
34 See §240-68, Farm stands
35 See §240-85c, Use permits
36 See §240-38.1 Manchester Gateway Hamlets & Gateway Hamlets
37 See §240-112 Definitions
38 See §126 Furnaces (Outdoor Furnaces)

APPENDIX C

**Schedule A1.3 (240-27), Permitted Uses & Special Use Permits, State Parkland Reuse
& Parkland District**

APPENDIX C

**Town of LaGrange
Schedule A1.3 (240-27)
Permitted Uses & Special Use Permits
State Parkland Reuse & Parkland District**

Key:

P Permitted

SP Special permit (§ 240-71)

N Not permitted

A Permitted only as an accessory use

NOTE: Uses omitted from this table are not permitted

Use ¹	Park Districts	
	SPR	TPK
Active or passive public recreation	N	P
Accessory structure ³⁷	A	A
Essential services	N	P
Existing restaurant	P	N
Farming	P	N
Food service	P	P
Passive or recreational uses open to the public ⁹	SP ¹²	P

Schedule A (§240-27)
Permitted Uses and Special Use Permits
NOTES PAGE

1 Several overlay zones are not indicated on this table. These include the Stream Corridor (240-31C), Historic (240-31D), Scenic (240-31E), Ridgeline Protection (240-31F) and Groundwater Protection (240-31G) Overlay Zones.

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- (2) The excavation of topsoil and other natural resources from within the limits of the right-of-way or slope rights of any Town, county or state highway or for the sole purpose of building roads and slopes incidental thereto which lie within the area of a subdivision approved by the Planning Board of the Town of LaGrange or on file in the County Clerk's office in Dutchess County, New York.
- (3) The improvement of a single lot or parcel of land in connection with construction of a dwelling, multiple dwelling, building or any other structure or structures for which a building permit has been issued or in connection with agricultural land improvements such as farm ponds and soil conservation measures, provided that such improvement conforms to the following standards and conditions:
 - (a) Final slopes shall be finished at a grade no greater than the natural angle of repose, except where supported by a retaining wall.
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 - (e) There shall be no processing of excavated materials by a rock crusher or similar equipment on the premises.
 - (f) Any regarding, removal or excavation that is permitted under these provisions of exception, subject to the issuance of a building permit, shall be completed within one year of the date of the issuance of said permit.
 - (g) In the event that the construction for improvements for which preparatory excavation is performed does not commence within six months of the commencement of such excavation, the permittee shall be required to immediately begin reclamation operations to restore the land to a condition that will minimize erosion and any unsightly conditions.
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11 See § 240-72, Project Development Plans

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13 See §240-38, Hamlet District

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- 36 See §240-38.1 Manchester Gateway Hamlets & Gateway Hamlets
- 37 See §240-112 Definitions
- 38 See §126 Furnaces (Outdoor Furnaces)

APPENDIX D

Schedule B(§240-28), Schedule of Bulk Regulations and Coverage Limitations, Residential

APPENDIX D

Schedule B (§240-28)

Schedule of Bulk Regulations and Coverage Limitations

Key:

- RMD Residential Moderate Density
- RFS Residential Frank & Sleight
- RFD Residential Flexible Density
- RLD Residential Low Density

Residential

- TCR Town Center Residential
- TPK Parkland District

	Residential Districts					
	RFD	RLD	RMD	RFS ¹⁶	TCR	TPK
Minimum lot area (square feet) for Single Family residential	40,000 ¹ 60,000 80,000	120,000	80,000	Note 16	N/A ²	NA
Minimum lot area for Single Family residential with public sewers	40,000	120,000	80,000	N/A	6,000 ²	NA
Minimum lot area (square feet) for Townhouses with public sewers	N/A	N/A	N/A	N/A	2,500 ²	NA
Minimum width of lot along building line (feet)	150	200	200	100	25	NA
Minimum width of lot at any point	50 (40,000) 75 (60,000) 100 (80,000)	150	100	60	25	NA
Minimum dimension of square on building lot (feet) ³	150	200	200	75	NA	150
Minimum lot frontage on town right-of-way line	50 (40,000) 50 (60,000) 75 (80,000)	100 ⁴	75 ⁴	60	25	N/A
Minimum lot frontage on county or state highway	125 (40,000) 125 (60,000) 200 (80,000)	225	200	Note 16	25	N/A
Maximum number of stories of a building	3	3	3	3	3	N/A
Maximum height of a building or structure	35	35	35	35	35	35
Minimum dimensions (in feet) from: Center line of NYS Route 55				N/A	48½ - 58½	
Front yard - state or county road	90	90	90	N/A		100
Front yard - town road	55/80 See Note 6	55/80 See Note 6	55/80 See Note 6	35/60 See Note 6	Note 7	35
Rear yard ¹³	20	40	30	20	Note 7	100
Side yard ¹³	20	40	30	¹⁴ 10/15 combo 25	Note 7	100
Side yard for accessory structures ¹⁵	20	40	30	10		N/A
Residential district boundary line	N/A	N/A	N/A	N/A	N/A	N/A
Maximum lot coverage by buildings as percent of lot area	15% - 40,000 15% - 60,000 10% - 80,000	10%	10%	Note	40%	N/A
Maximum floor area of buildings as percent of lot area	30% - 40,000 25% - 60,000 20% - 80,000	20%	20%	Note	70% ¹⁰	N/A
Maximum total lot coverage as percent of lot area (buildings, structures, outdoor deposit, paving)	30% - 40,000 25% - 60,000 20% - 60,000	15%	20%	Note	60%	N/A
Minimum floor area of dwelling unit (square feet) ¹¹	1,000	1,200	1,000	1,000	500	600
Minimum floor area of apartment	N/A	N/A	N/A	N/A	400	400

Notes:

- ¹ With both public water and sewer: 40,000 square feet; with either public water or sewer: 60,000 square feet; with private well and septic system: 80,000 square feet.
- ² The Planning Board may approve a density of six to 12 dwelling units per acre. The Planning Board, in its discretion, may approve a minimum lot size of 4,000 square feet for single-family residential units and a minimum lot size of 1,650 square feet for townhomes, but under no circumstances shall the maximum number of dwelling units exceed an overall density of 12 per acre. Under no circumstances may more than five single-family residential units on lots less than 6,000 square feet be permitted in a row without being broken up in a manner deemed appropriate by the Planning Board, e.g., by a different unit/building type, landscaping, open space or some number of larger lots
- ³ The minimum dimension of square on a lot may be reduced in accordance with with §240-32, Open Space subdivision
- ⁴ Minimum frontage may be reduced to 50 feet on a circular end of a cul-de-sac.
- ⁵ See §240-26P for exceptions
- ⁶ The required front yard for a residential property fronting on a Town road is measured as follows:
The smaller number shall represent the required front yard as measured from the front lot line. The larger number shall represent the required front yard as measured from the center line of the Town road.
Both measurements must be satisfied.
- ⁷ See Schedule B-2
- ⁸ See Schedule B-1
- ⁹ The Planning Board may approve a zero-foot rear yard
- ¹⁰ Townhouses and apartments are excluded from this requirement
- ¹¹ Only finished year-round livable floor area, measured from the inside surface of exterior walls and having a ceiling height of 7 ½ feet, is counted. Any such floor area, other than a ground floor, must have access thereto by a permanent inside stairway to be included.
- ¹² In the event that both public water and sewer is available, a minimum front yard of 20 feet may be allowed and/or a maximum lot coverage of 70% may be allowed in the discretion of the Planning Board
- ¹³ If lot is nonconforming, see Chapter 240-29 G.(1)
- ¹⁴ Principal structures shall in no case be less than 25 feet between buildings
- ¹⁵ Proposed structures shall be 25' between structures in all cases
- ¹⁶ Development is part of an Open Space Subdivision(Chapter 240-32). No further subdivision is permitted
- ¹⁷ A maximum of 80' is permitted for light poles and light towers

APPENDIX E

Schedule B (§240-28), Schedule of Bulk Regulations and Coverage Limitations, Non-Residential

APPENDIX E
Town of LaGrange
Schedule B (§240-28)
Schedule of Bulk Regulations and Coverage Limitations
Non-Residential

TCB - Town Center - Business (240-35)

H - Hamlet (240-38)

GHM - Gateway Hamlet Manchester (240-)

GH- Gateway Hamlet (240-)

GB - General Business (240-39)

C- Commercial (240-39)

I - Industrial (240-40)

	Non-Residential Districts						
	TCB	H	MGH	GH	GB	C	I
Minimum singlefamily residential lot area (square feet)	N/A	30,000	N/A	N/A	40,000	30,000	80,000
Single family residential with public sewers	6,000 ²	8,000	N/A	N/A	N/A	N/A	N/A
Townhouse lot area (square feet) with public sewers	2,500 ²	6,250	N/A	2500 ²	NA	NA	NA
Minimum width of lot along building line (feet)	25	50	25	25	150	150	200
Minimum width of lot at any point	25	30	25	25	50	50	50
Minimum dimension of building square on lot (feet) ³	N/A	N/A	N/A	N/A	100	100	200
Minimum lot frontage on Town right-of-way line (feet)	25	40	25	25	75	75	100
Minimum lot frontage on county or state highway	25	50	25	25	225	200	200
Maximum number of stories of a building	3	3	3	2	3	3	3
Maximum height of a building or structure (feet) ⁵	50	35	50	35	35	35	35
Minimum dimensions (in feet) from:							
Center line of NYS Route 55	48.5 - 58.5	NA	48.5 - 58.5	N/A	N/A	N/A	N/A
Front yard - state or county road	▲	10	10	10	45 ¹²	45	165
Front yard - town road	Note 8	10	Note 8	15	40	40	75
Rear yard	6 ⁹	10	6 ⁹	10	20	20	20
Side yard	0	5	0	6	20	20	20
Residential district boundary line	25	30	25	25	30	30	300
Maximum lot coverage by buildings as percent of lot area	85%	30%	75%	75%	20%	30%	30%
Maximum floor area of buildings as percent of lot area	NA	50%	N/A	N/A	40%	60%	60%
Maximum total lot coverage as percent of lot area (buildings, structures, outdoor deposit, paving)	90%	60%	85%	85%	50% ¹²	70%	60%
Minimum floor area of dwelling unit (square feet) ¹¹	500	500	500	500	NA	NA	NA
Minimum floor area of apartment	500	500	500	500	500	NA	NA

Shaded area denotes the additions to the bulk regulations

▲ refer to line above

Schedule B (§240-28)
Schedule of Bulk Regulations and Coverage Limitations
Notes Page

- ¹ With both public water and sewer: 40,000 square feet; with either public water or sewer: 60,000 square feet; with private well and septic system: 80,000 square feet.
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- ¹⁵ Proposed structures shall be 25' between structures in all cases
- ¹⁶ Development is part of an Open Space Subdivision(Chapter 240-32). No further subdivision is permitted
- ¹⁷ A maximum of 80' is permitted for light poles and light towers

APPENDIX F

The Town of LaGrange's Groundwater Protection Overlay Zone Map, as provided for within provisions of Section 240-31(G) of Chapter 240 of the LaGrange Town Code

APPENDIX G

The Town of LaGrange's Ridgeline Protection Overlay Zone Map, as provided for within provisions of Section 240-31(F) of Chapter 240 of the LaGrange Town Code

APPENDIX H

Amended Zoning Map