

TOWN OF NORTH CASTLE

Local Law No. 9 For The Year 2009 (Adopted July 29, 2009)

A **local law** to amend Section 213-22.2.C(1) Table of Basic and Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings and Section 213-22.2.B Table of Basic and Maximum Permitted Gross Floor Area for One- and Two-Family Dwellings to increase the basic amounts of Gross Land Coverage and Gross Floor Area

Section 1. Amend Section 213-22.2.C(1) Table of Basic and Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings as follows:

Lot Size	Basic Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 18% of the lot area in excess of 10,000 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,650 plus 15.5% of the lot area in excess of 15,000 square feet	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,698 plus 11% of the lot area in excess of 0.5 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,891 plus 9.5% of the lot area in excess of 0.75 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	7,935 plus 7.5% of the lot area in excess of 1.0 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	11,202 plus 5% of the lot area in excess of 2.0 acres	13,270 plus 7.5% of the lot area in excess of 2.0 acres

NOTES:

¹ Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be 25% greater than that permitted for one-family dwelling lots.

Section 2. Amend Section 213-22.2.B Table of Basic and Maximum Permitted Gross Floor Area for One- and Two-Family Dwellings as follows:

Lot Size	Basic Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,500 or 46% of the lot area, whichever is greater	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,300 plus 14% of the lot area in excess of 5,000 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,000 plus 11% of the lot area in excess of 10,000 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	3,550 plus 8.6% of the lot area in excess of 15,000 square feet	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	4,130 plus 5.8% of the lot area in excess of 0.5 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	4,760 plus 4.7% of the lot area in excess of 0.75 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	5,270 plus 3.6% of the lot area in excess of 1.0 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	6,053 plus 2.8% of the lot area in excess of 1.5 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	6,662 plus 2.3% of the lot area in excess of 2.0 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	8,665 plus 1.5% of the lot area in excess of 4.0 acres	13,607 plus 3% of the lot area in excess of 4.0 acres

NOTES:

¹ Permitted gross floor area for two-family dwellings in the R-2F District shall be 1/3 greater than that permitted for one-family dwellings.

Section 3. Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York or other applicable rules or regulations, the requirements of this Local Law shall prevail.

Section 4. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

Section 5. Effective Date.

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

Dated: July 29, 2009