

*Town/Village of Mount Kisco, NY
Tuesday, November 5, 2024*

Chapter 110. Zoning

Article III. District Regulations

§ 110-23. RDX Research and Development District.

[Amended 11-16-1987 by L.L. No. 11-1987; 4-16-1990 by L.L. No. 4-1990 8-20-1990 by L.L. No. 10-1990; 5-24-1993 by L.L. No. 5-1993; 11-1-1993 by L.L. No. 11-1993; 6-15-1998 by L.L. No. 3-1998; 7-12-1999 by L.L. No. 6-1999; 4-21-2003 by L.L. No. 2-2003; 10-7-2003 by L.L. No. 9-2003; 7-16-2018 by L.L. No. 5-2018; 11-19-2018 by L.L. No. 6-2018; 4-29-2019 by L.L. No. 1-2019]

- A. Purpose and intent. The RDX District, formerly the RD District, is intended to provide for a variety of uses, including a wide range of research, design and development activities, and limited residential uses with appropriate controls that can be provided in an industrial park setting, that can conform to a high level of performance standards, that can be located in close proximity to residential, institutional and commercial areas without objectionable influence and that can serve as a buffer between commercial or industrial uses and residential uses.
- B. Permitted uses. No building or premises shall be used and no building shall be erected, altered or added to unless otherwise provided in this chapter, except for the following:
- (1) Principal uses.
 - (a) Administrative, business and professional offices.
 - (b) Radio or television stations or studios.
 - (c) Printing and publishing.
 - (d) Physical training studios, in either classes or individual instruction format, including studios for dance, karate, fitness, and organized athletic activities for children.
 - (e) All forms of senior housing, including senior assisted-living housing, and senior enriched/independent-living housing.
 - (f) Biotech and pharmaceutical services and offices.
 - (g) Hotel and conference centers.
 - (h) Indoor storage.
 - (i) Indoor auto storage.
 - (j) Hi-tech/start-up incubator.
 - (k) Educational institutions.
 - (2) Special permit uses.
 - (a) Educational and training facilities.

- (b) Light manufacturing: Any process where either the nature, size or shape of articles or raw materials is changed or where articles are assembled, provided that:
- [1] Such use is fully contained within the principal structure on the site.
 - [2] No objectionable or obnoxious odor, dust, fumes, noise or smoke is produced.
 - [3] There is no outside storage of materials, products or by-products.
 - [4] All loading docks and truck parking areas are screened from view from all public roads by evergreen planting and/or fencing satisfactory in quantity, size, location, height and design to the Planning Board and Architectural Review Board.
 - [5] The processes and procedures involved and the potential by-products and wastes do not pose any threat to the environment or to the public health, safety and welfare.
- (c) Health and athletic membership clubs conducting leisure-time and recreation activities for use by members, customers or clients on a periodic or seasonal basis, subject to the provisions of §§ **110-30J** and **110-46** of this chapter, as well as the following:
- [1] Submission at the time of application of a detailed exterior and interior layout plan and a schedule of activities and maximum capacities;
 - [2] Demonstration by the applicant that potential traffic generation shall be within the reasonable capacity of the existing or planned road or street providing access, and that traffic circulation, exit and entrance drives are laid out to minimize traffic hazards and nuisances; and
 - [3] Demonstration by the applicant that the health and athletic membership club will be appropriate in the proposed location and will have no material adverse effect on existing or prospective conforming development, and the proposed site is adequate in size for the use.
- (d) Nursery schools, child day-care centers and adult day-care centers, subject to the provisions of Article **V** of this chapter.
- (e) Research, design and development facilities, subject to the requirements set forth in § **110-30N**.
- (f) Public utility facilities, excluding utility garages and storage yards, which are needed to serve properties within the Village, subject to a determination by the Village Board of Trustees that no other reasonable location in a less restricted district can be utilized for the purposes contemplated and subject further to such conditions as the Planning Board may deem to be appropriate for the protection of adjoining uses and for the character of the district. All parking and service areas connected with such use shall be screened from the view of all adjoining and neighboring residential properties. The site plan shall be subject to approval by the Planning Board, in accordance with the provisions of § **110-45** of this chapter.
- (g) Family recreation facilities subject to the provisions of §§ **110-30P** and **110-46** of this chapter, and the following additional requirements:
- [1] Parking requirements shall be determined by the Planning Board based upon specific standards from the Institute of Transportation Engineers or other recognized parking sources per specific use;
 - [2] All activities within the family recreation facility shall be under unified management and control;
 - [3] Accessory uses shall be limited by the following conditions:

- [a] No accessory use shall be conducted other than in the portion of the facility specifically provided therefor.
- [b] Not more than three accessory uses shall be permitted with respect to any facility.
- [c] The aggregate floor area devoted to accessory uses shall not exceed 5% of the gross area of the principal use(s).
- [d] There shall be no direct access for customers to the accessory use from outside the area devoted to the principal use(s).
- [e] There shall be no signs visible from outside the area devoted to the principal use(s) indicating the accessory use.
- [f] Operation of the accessory use shall not be permitted except during hours when the principal use is in operation.
- [g] A cabaret license may be issued for any accessory restaurant use hereunder, subject to the provisions of Chapter 45^[1] but under no circumstance shall an adult entertainment cabaret license be issued.
[1] Editor's Note: See Ch. 45, Amusements.
- [h] Tier 3 solar energy systems, subject to the provisions of Articles V and IX of this chapter.
 [Added 11-19-2018 by L.L. No. 6-2018]

(3) Accessory uses.

- (a) Training facilities for the employees of the principal use.
- (b) Maintenance and utility facilities incidental to the principal use.
- (c) Off-street parking and loading in accordance with the provisions of Article IV of this chapter.
- (d) Parking structures incidental to the principal use.
- (e) Tier 1 solar energy systems.
- (f) Other customary accessory uses incidental to the principal use.

C. Development regulations. Each site in the RDX District shall be subject to the following development regulations:

- (1) Minimum net lot area: 40,000 square feet.
- (2) Maximum building coverage: 35%.
- (3) Maximum development coverage: 70%.
- (4) Minimum lot width: 100 feet.
- (5) Minimum lot depth: 100 feet.
- (6) Minimum building setback for uses except parking structures:

Location	Lot Line Abutting Nonresidential District	Lot Line Abutting Residential District
Front	30 feet	30 feet
Rear	20 feet	35 feet
Side	20 feet	35 feet

(7) Minimum building setback for parking structures:

Location	Lot Line Abutting Nonresidential District	Lot Line Abutting Residential District
Front	30 feet	30 feet
Rear	20 feet	50 feet
Side	20 feet	50 feet

(8) Buffer:

- (a) Front: 20 feet.
- (b) Rear: 20 feet.
- (c) Side: 20 feet

(9) Maximum height of principal structure: three stories or 40 feet, whichever is less.