

Chapter 215. Zoning

Article III. Districts; Map

§ 215-6. Establishment of districts.

[Amended 12-23-1985; 6-10-1986; 6-14-1994 by L.L. No. 3-1994; 1-13-1998 by L.L. No. 1-1998; 2-10-1998 by L.L. No. 2-1998; 4-14-1998 by L.L. No. 5-1998; 6-21-1999 by L.L. No. 8-1999; 10-8-2013 by L.L. No. 2-2013; 10-11-2022 by L.L. No. 4-2022]

The zoning districts listed below are hereby established, and the Town of Stony Point is divided into the classes of districts listed:

| Symbol | Title |
|---------------|---|
| APRP | Ambrey Pond Reservoir Protection District |
| SR-R | Special Recreation-Residential District |
| RR | Rural-Density Residential District |
| R-1 | Low-Density Residential District |
| SRC | Senior Citizen Housing District |
| MHC | Manufactured Housing Community District |
| R-W | Waterfront Residential District |
| BU | Business District |
| O | Office District |
| LI | Light Industrial District |
| LI-2 | Holt Drive Light Industrial/Commercial District |
| SR | Special Recreation District |
| PW | Planned Waterfront District |
| RRBR | River and Rail Brownfield Redevelopment Floating Zone |

§ 215-7. Zoning Map.

The boundaries of said districts are hereby established as shown on the Zoning Map, which, with all explanatory matter thereon, is hereby adopted and made a part of this chapter.^[1] A copy of said map, indicating the latest amendments, shall be kept up-to-date in the offices of the Town Clerk for the use and benefit of the public.

[1] *Editor's Note: The Zoning Map is included in a pocket at the end of this volume.*

§ 215-8. Interpretation of boundaries.

In determining the boundaries of districts shown on the Zoning Map, the following rules shall apply:

- A. Where a district boundary is shown following a street, highway, road, right-of-way, the Palisades Parkway, a public utility right-of-way, a railroad or a stream or watercourse, the boundary is respectively the center line of such street, highway, road, right-of-way, thruway, parkway, public utility right-of-way, main channel of a stream or watercourse or railroad.
- B. Where a district boundary is shown as following a Town boundary line, a property line, a lot line or a projection of any one of the same, such boundary shall be such landmarked or monumented line or projection thereof. If such boundary is shown as separated from but approximately parallel to any such landmarked or monumented line or projection thereof, such boundary shall be deemed to be parallel to any landmarked or monumented line or projection thereof, as the case may be, at such distance therefrom as shown on the Zoning Map. If such boundary is shown as separated from but approximately parallel to any such landmarked or monumented line, such district boundary shall be deemed to be parallel to the aforesaid center line at such distance therefrom as shown on the Zoning Map.
- C. In the absence of a specified distance being indicated on the Zoning Map, the distance shall be determined by using the map scale.
- D. The area of the Hudson River within the Town shall be in the same zoning district as that of land adjacent to the Hudson River; zoning district lines shall be drawn perpendicular from the shoreline to the Town's waterside boundary.

[Amended 6-14-1994 by L.L. No. 3-1994]

§ 215-9. Compliance required.

Following the effective date of this chapter:

- A. No building shall be erected, moved, structurally altered, reconstructed or enlarged nor shall any land or building be used, designed or arranged to be used for any purpose in any manner except in compliance with this chapter and all other applicable laws, together with all rules, requirements and restrictions appurtenant thereto.
- B. No yard, setback, open space, conservation easement or conservation buffer required in connection with any building or use shall be considered as providing a required yard, setback, open space, conservation easement or conservation buffer for any other building or use on the same or any other lot.
[Amended 4-9-1996 by L.L. No. 8-1996]
- C. No lot shall be formed from part of a lot already occupied by a building or use unless such building or use, all yards, setbacks and open spaces connected therewith and the remaining lot comply with all requirements prescribed by this chapter for the district in which said lot is located.
- D. Any use not permitted by this chapter shall be deemed to be prohibited. The list of prohibited uses contained in § 215-13 of this chapter shall not be deemed to be an exhaustive list but has been included for the purposes of clarity and emphasis and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and are thus prohibited. Uses identified as special permit uses or conditional uses shall be deemed prohibited unless a valid special permit shall be issued by the Town Board therefor or appropriate conditional approval granted by the Planning Board.
[Amended 3-13-2001 by L.L. No. 2-2001]
- E. Preexisting uses identified as special permit uses or conditional uses in this chapter for which there exists, on the effective date of this chapter or amendment thereof, a valid certificate of occupancy shall not be deemed nonconforming unless such uses are noncomplying as to the bulk or supplemental regulations of this chapter.
- F. No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector shall find that the use shall conform to the standards set forth in this chapter.
- G. No land or buildings shall be used in any manner so as to create any hazard to the public health, peace or comfort or to hinder the most appropriate use of land in the vicinity.
- H. No person shall cause the removal or placement of fill in an amount greater than 100 cubic feet on any property within the Town of Stony Point during any given six-month period without first obtaining the written permission of the Town Engineer.
[Added 5-8-1990]
- I. No building permit shall be issued nor a Planning Board or Zoning Board of Appeals application acted upon in connection with properties upon which Zoning Code violations exist, unless such application seeks to abate such violations.
[Added 5-8-1990^[1]]

[1] *Editor's Note: Former § 39-23J, as added 5-9-1995 by L.L. No. 2-1995, regarding driveways and immediately followed this section, was deleted 6-8-1999 by L.L. No. 7-1999. See now § 191-25I.*