

Chapter 203. Zoning

PART 5.. SPECIAL PURPOSE AND OVERLAY DISTRICTS

§ 5-5. Community Facilities District (CF)

5-5-1. **Purpose.** To provide a special zoning classification for public and semipublic facilities, including governmental, religious, educational, protective and other civic facilities in order to insure the proper location of such facilities in relation to transportation and other land uses within the town, compatibility of such facilities with adjacent development and proper site design and land development.

5-5-2. **Principal and Special Uses.**

A. **Permitted Uses and Structures.**

[Amended 2-4-2008 by L.L. No. 1-2008; 12-19-2011 by L.L. No. 34-2011; 2-24-2014 by L.L. No. 5-2014;^[1] 7-7-2014 by L.L. No. 23-2014]

CF	Permitted	Special Use	Standards
OPEN USES			
No open uses allowed ^[2]			
PUBLIC AND CIVIC USES			
Airport	✓		
Basketball, baseball or football facility	✓		
Cemetery or mausoleum	✓		§ 6-3-1
Civic association	✓		
College, university, technical or theological school	✓		
Day-care center	✓		§ 6-3-2
Fraternal organization	✓		
Fraternity or sorority house [Added 9-6-2016 by L.L. No. 10-2016]	✓		§ 6-2-8
Golf course or country club	✓		
Government structure or use	✓		

CF	Permitted	Special Use	Standards
Hospital	✓		
Ice-skating facility ^[3]	✓		
Library	✓		
Minor utilities	✓		
Museum ^[4]	✓		
Place for public assembly	✓		
Place of worship	✓		§ 6-3-3
Private club	✓		
Public or private school	✓		
Public recreation facility	✓		
Public utility service structure or facility	✓		
Senior or youth center	✓		
Swimming facility	✓		
Telecommunication facility		✓	§ 6-7
Tennis, racquetball or handball facility	✓		
Wildlife reservation or conservation project	✓		
COMMERCIAL			
Private parking facility ^[5]	✓		§ 6-4-8
INDUSTRIAL			
<i>No industrial uses allowed</i>			

(1) All structures or site plans for residential uses, non-profit institutions providing care and protection of persons, and human health care institutions providing in-patient care that have been legally constructed in conformance with the Zoning Ordinance prior to (effective date of local law) shall be considered conforming for a period of one (1) year from (effective date of local law). All structures determined to be nonconforming shall adhere to Part 9 of this Ordinance.

[Added 7-20-2015 by L.L. No. 20-2015]

[1] *Editor's Note: This local law provided an effective date of 8-1-2014.*

[2] *Editor's Note: The category of "residential uses," which immediately followed this entry, was repealed 7-20-2015 by L.L. No. 20-2015.*

[3] *Editor's Note: The entry for "indoor recreation facility, excluding any outdoor recreational activities," which immediately followed this entry, was repealed 7-20-2015 by L.L. No. 20-2015.*

[4]

Editor's Note: The entry for "non-profit institution providing care and protection of persons," which immediately followed this entry, was repealed 7-20-2015 by L.L. No. 20-2015.

[5] *Editor's Note: The entry for "human health care institutions providing in-patient care," which immediately preceded this entry, was repealed 7-20-2015 by L.L. No. 20-2015.*

B. Dimensional Standards.

For parcels 30 acres in size or more as of (effective date), the Planned Unit Development Process is required. See § 6-9.

[Added 5-20-2013 by L.L. No. 8-2013; amended 11-3-2014 by L.L. No. 39-2014]

CF Principal Use Dimensional Standards		Vehicle Use Area
Min. lot width	None	
Min. front yard [Amended 10-17-2022 by L.L. No. 19-2022]		
Height of structure for first 35 ft.	20 ft	15 ft*
Height of structure for any portion of building above 35 ft.	30 ft	15 ft*
Min. rear yard (abutting residential**/nonresidential)	See § 2-5-4B(3)/ 15 ft	10 ft* / 5 ft*
Min. side yard (abutting residential**/nonresidential)	See § 2-5-4B(3)/ 15 ft	10 ft* / 5 ft*
Max. height	65 ft	

*	The entire area must be landscaped
**	R-R, S-A, R-1, R-2, R-3, CR-3A, TR-3, R-4, MFR-4A, MFR-5, MFR-6, MFR-7, PRD, PDD, PRD, NCD
	See § 4-8-2 for determining side yards for corner lots. [Added 2-8-2016 by L.L. No. 2-2016]

C. **Minimum Lot Area.** The area or parcel of land for a permitted community facility shall be required to provide area adequate for the main and accessory buildings, off-street parking, loading and stacking and landscaping and other accessory uses, yards and open spaces.

D. **Maximum Building Coverage.** Maximum building coverage by structures shall be as use, yard, off street parking, loading and stacking and landscaping requirements permit.

5-5-3. Accessory Uses and Structures.

A. Permitted Accessory Uses and Structures.

CF Permitted Accessory Uses and Structures	Standards
Landscaping	§ 7-2
Off-street parking, loading, and stacking	§ 7-1
Private schools and day-care centers, accredited when required by NYS, when accessory to a place of worship	
Residence for staff	
Solar energy systems [Added 12-11-2017 by L.L. No. 24-2017]	§ 6-10
Signs	§ 7-8
Small wind energy system [Added 8-17-2009 by L.L. No. 12-2009]	§ 6-8-14

CF Permitted Accessory Uses and Structures	Standards
Other uses and structures customarily incidental to the principal use	

- B. **Dimensional Standards.** The dimensional standards for an accessory use or structure shall be the same as those for the principal use in § 5-5-2B.

5-5-4. General Development Standards.

- A. Fences, walls or plantings or other screening materials may be required to provide visual screening between adjacent structures and uses and parking or other areas or uses on the parcel.
- B. Outdoor recreation activities shall not be permitted within 50 feet from an abutting residential district.
- C. Exterior wall surfaces of buildings shall be of masonry, wood, glass or metal or a combination facing of these materials. Exterior wall facings and mansard roofs shall not include asbestos or corrugated metal products. Any side or rear wall facing a street, residential district or public or semi-public area shall consist of the same facing materials as the building front.
- D. Interior side or rear yards separating parking, loading and stacking area from lot lines are not required for unified developments.
- E. Development in the CF district shall also comply with the requirements referenced in the table below.

CF General Development Standards	
Off-Street Parking, Loading and Stacking	§ 7-1
Landscaping, Buffers and Screening	§ 7-2
Site Lighting	§ 7-3
Outdoor Storage and Display	§ 7-4
Fences and Walls	§ 7-5
Access and Circulation	§ 7-6
Provisions for Flood Hazard Reduction	§ 7-7
Sign Regulations	§ 7-8
Performance Standards	§ 7-9
Bulk Storage of Combustible or Flammable Liquids	§ 7-10