

PLEASE TAKE NOTICE that the Town Board of the Town of Ramapo adopted the following local law at a regular meeting held on the 12th day of August 2020 at the Ramapo Town Hall, 237 Route 59, Suffern, New York:

LOCAL LAW #5-2020
LARGE LOT REGULATIONS FOR R-15C ZONING DISTRICT

Section 1. Legislative Intent.

The intent of this local law is to encourage development on large building lots (40,000 square feet or larger) in the Town’s R-15C zoning district in order to allow site design flexibility and to require adequate on-site parking, vehicle access and circulation, availability on site for deliveries and drop-offs, open space and recreation space. In addition, the requirements for adequate on-site parking, traffic circulation and deliveries/drop-offs will reduce curb cuts and improve traffic safety in the R-15C zoning district. This local law also imposes landscaping/fencing requirements and authorizes the Planning Board or its designee to impose building façade requirements as a condition of site plan approval. The minimum 40,000 square foot lot may be assembled by combining contiguous parcels. The minimum lot area requirement of 40,000 square feet, the minimum parking requirement of 1.3 spaces per dwelling unit and the minimum playground/recreation space of 0.06 of FAR is each an inextricable element of the new use category created by this local law, and it is the intent of the Town Board that these are minimum requirements and that development of this use on a lot having less than 40,000 square feet or not meeting the minimum parking space and playground/recreation space requirements is not in the public interest.

Section 2.

The Table of General Use Requirements, authorized by §376-31, titled “Use Table,” of Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended by adding a new use permitted by right in the R-15C zoning district, designated as multifamily dwellings on lots of at least 40,000 square feet, and by adding the following to the specified columns on the Use Table:

- Column B: 8. Multifamily dwellings on lots of at least 40,000 square feet¹
- Column B-1: x.7
- Column E: For B8 Uses, accessory apartments are prohibited
- Column F: 6. Multifamily dwellings – 1.30 spaces per dwelling unit¹
- Column G: 2. For B8 Uses, the dedicated playground/recreation space shall be at least 0.06 of FAR, but in no event may a dedicated playground/recreation space be less than 2,160 square feet¹

¹ The 40,000 square-foot minimum lot area requirement, parking space requirement and dedicated playground/recreation space requirement is each an inextricable element of this use and, therefore, multifamily dwellings permitted pursuant to Use Group x.7 are prohibited on lots of less than 40,000 square feet, and such multifamily dwelling development is prohibited unless the site contains at least 1.30 parking spaces per dwelling unit and the size of each dedicated recreation/playground space is at least 0.06 of FAR.

Section 3.

The Table of Bulk Requirements, authorized by §376-41, titled “Bulk Table,” of Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended by adding a new Use Group designated as x.7 and accompanying bulk requirements to read as follows:

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Use Group ¹	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage	Floor Area Ratio (FAR)
x.7	40,000 square feet	150	30	30	20 ²	40 ³	20 ²	30	30 ⁴	150	40	65%	0.90

¹ The 40,000 square-foot minimum lot area requirement is an inextricable element of this use, and not a mere dimensional or physical requirement, and, therefore, multifamily dwellings permitted pursuant to Use Group x.7 are prohibited on lots of less than 40,000 square feet.

² May be reduced to 10 feet for parking in required side yard setbacks, but not for structures.

³ May be reduced to 20 feet for parking in required side yard setbacks, but not for structures.

⁴ Excluding balconies and decks which extend no more than 12 feet from the main building.

Section 4.

Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended by adding a new §376-67, titled “Special requirements for large lot development in R-15C zoning district,” to read as follows:

§376-67. Special requirements for large lot development in R-15C zoning district,

A. Development pursuant to this local law shall be new construction only. There shall be no re-use or adaptation of existing buildings.

B. Vehicle ingress/egress and vehicle circulation on site shall provide for reasonable and safe on-site deliveries and drop-offs.

C. Each site shall provide dedicated playground/recreation space and the size of the playground/recreation space shall be at least 0.06 of FAR, but in no event may a dedicated playground/recreation space be less than 2,160 square feet.. Notwithstanding the provision of on-site playground/recreation space, the Town Board determines that to address the need for playground/recreation land and facilities in the Town to which development pursuant to this local law will contribute, property owners and/or developers constructing dwelling units pursuant to this local law shall pay the parkland/recreation fees to the Town if required by the Planning Board upon its findings made regarding each particular site plan application.

D. Trees, shrubbery and other landscaping shall be planted along each lot line that fronts on a street. However, in order to maintain connectivity between the site and the street, landscaping, fences and gates shall not substantially obstruct the view of the site from the street. A landscaping plan and any proposed fences and gates are subject to approval by the Planning Board.

E. Where the development may adversely affect the aesthetic character of the neighborhood, the Planning Board may require a landscaped buffer as a condition of site plan approval.

F. The Planning Board or its designee may impose façade requirements as a condition of site plan approval.

G. Parking spaces shall be at least nine (9) feet wide.

H. Each site shall contain a dedicated refuse area large enough to accommodate all refuse generated by the development in a location accessible to refuse haul trucks.

I. The Planning Board may require vehicle turnaround areas as a condition of site plan approval.

J. Each site shall contain a reasonable area for the storage of plowed snow.

Section 5. Severability.

If a provision of any article, section, subsection, paragraph, subdivision or clause of this local law shall be adjudged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

Section 6.

This local should take effect immediately upon filing with the Secretary of State.

Dated: August 27, 2020

SHARON OSHEROVITZ
Town Clerk

Town of Ramapo
Ramapo Town Hall
237 Route 59
Suffern, New York 10901

CC: M. PEHUSH, DEPUTY TOWN CLERK