

PROPOSED MU-3 ZONING TEXT

Town of Ramapo, Rockland County, NY
Local Law No. ___ of 2020

A LOCAL LAW entitled: “A Local Law to Amend Chapter 376 of the Town Code, ‘Zoning’.”
Be it enacted by the Town Board of the Town of Ramapo, Rockland County, New York, as follows:

SECTION 1: LEGISLATIVE INTENT

The Town Board of the Town of Ramapo proposes to establish a new MU-3 Mixed Use Zoning District to permit the development of an integrated residential and commercial campus.

SECTION 2: PROPERTY AFFECTED

The premises affected by this rezoning consists of 242 acres identified as Tax Lots:

- 38.10-1-10 through 60
- 38.13-1-2 through 55
- 38.14-1-1 through 75
- 38.14-2-1 through 44
- 38.14-3-1 through 46
- 38.17-1-3 through 11
- 38.18-1-1 through 14

SECTION 3: AMENDMENT TO ARTICLE I, “TITLE, PURPOSE AND WORD USAGE”

Section 376-5, “Definitions” is hereby amended to add the following definitions:

PEAK

The high point(s) along a ridgeline measured to a maximum of 50 horizontal feet but no more than 25 horizontal feet on any side.

RIDGELINE

The uppermost 50 vertical feet of a hill or mountain above a minimum elevation of 500 feet above mean sea level.

SECTION 4: AMENDMENTS TO ARTICLE II, “ZONING DISTRICTS AND ZONING MAP”

Section 376-20, “Districts established,” is hereby amended in part to add the following symbol and district:

Symbol	Title/Description
MU-3	Mixed Use (integrated residential and commercial campus)

SECTION 5: AMENDMENTS TO ARTICLE V, “YARD AND SETBACK REGULATIONS”

Section 376-51, “Front yard/setback exceptions” is hereby amended as follows:

A. The Planning Board may permit the following accessory structures in the MU-3, LO and PI Districts within a required front yard:

- (1) Gatehouse.
- (2) Reception office.
- (3) Watchman's post.

SECTION 6: AMENDMENTS TO ARTICLE VI, “SUPPLEMENTARY REGULATIONS”

Section 376-66C is hereby added as follows:

C. MU-3 development: A mixed-use development wherein the residential, office, institutional, and accessory uses are integrated in a campus setting comprising one or several adjacent tax lots under common ownership. A minimum of 40% of the gross floor area shall be dedicated to residential use, and a minimum of 20% of the gross floor area shall be dedicated to office, including media production facilities, or similar use. All campus uses and facilities shall be held in common ownership.

- (1) The development density shall not exceed a floor area ratio (FAR) of 0.25. The FAR shall be calculated based on the gross floor area of all site uses and the gross area of all tax lots comprising the campus.
- (2) Residential uses may include garden apartments, townhouses, and multifamily dwellings or a combination thereof.
- (3) The maximum height of any building shall be 75 feet.
- (4) Refuse and recycling collection areas for residential uses shall be separate from collection areas designated for commercial uses. Central refuse collection areas shall be located for the convenience of all residential units. All collection areas shall be properly designed to accommodate the refuse and, recycling materials produced by the anticipated uses, provide convenient access, avoid conflict with other uses on the site, and be appropriately screened within an enclosed gated structure.
- (5) The development shall comply with the following development standards:
 - (a) The minimum distance between detached buildings shall be 30 feet.
 - (b) Onsite recreation and open space shall be provided for residents of the development. Group sitting areas shall be well-defined by walls, fences, hedges

or other plantings designed to impart a sense of containment or security and to provide group privacy.

(c) There shall be provided a safe and convenient system of drives, service access roads and walks with due consideration given in planning such facilities to such items as handrails and ramps. Such facilities shall be adequately lighted, and said lighting shall not be directed on adjacent streets or properties.

(d) All parking areas, driveways, recreation areas and refuse collection areas shall be no closer than 10 feet to any building or lot line. The requirement, which prohibits parking in required yards (§ 376-71A) may be waived by the Planning Board.

(e) Any swimming pool, tennis court, basketball court, or other fixed recreational amenity shall be no closer than 30 feet to any building and 50 feet to any lot line.

(f) The required side and/or rear yard may be decreased to 10 feet where abutting another residential specialized housing development.

(g) Site access shall be from a State or County Road.

(h) The campus shall comprise one or several adjacent tax lots under common ownership totaling a minimum of 200 acres. Except as otherwise noted herein, lot width, setbacks, yards, development coverage, and FAR shall apply to the entire campus.

(6) All buildings are subject to site development plan approval and review pursuant to this chapter. The review shall consider the layout of buildings, landscaping, and of all proposed parking areas, utilities, associated recreation facilities, and emergency access.

(7) All developments shall be suitably landscaped and designed to accommodate pedestrian access. Sidewalks are permitted to be located in the required front yard/front setback.

(8) All buildings shall be served by municipal water service.

(9) All buildings shall be served by municipal sewer service or an onsite community sanitary sewer system approved by the Rockland County Department of Health.

(10) All buildings shall be fully alarmed, with connection to a central alarm system, and sprinklered.

(11) The following uses shall be permitted as part of an integrated mixed-use development:

- (a) Office
- (b) Residences
- (c) Warehouse

- (d) Visitor center
- (e) Central energy plant
- (f) Lobby and reception areas
- (g) Event space for assembly and dining for exclusive use by residents, occupants and visitors to the integrated mixed-use development
- (h) Maintenance workshop
- (i) Parking garages and structures
- (j) Fitness and recreation
- (k) Religious and institutional uses

(12) Buildings and structures within any area defined as a ridgeline shall not be visible above the peak of the ridgeline from surrounding public rights-of-way in adjoining lowlands or adjoining ridgelines by cause of building or structure height, or location of any building or structure with respect to the peak of the ridgeline. The maximum height of any building or structure shall be no higher than 25 feet below the peak of a ridgeline, as measured from the average finished grade of the building or structure.

SECTION 7: AMENDMENTS TO ATTACHMENT 4

Attachment 4, Town of Ramapo, New York, Table of General Use Requirements
Part I: Residential Districts, Mixed Use Zones, § 376-31, is hereby amended in part, as follows:

[SEE ATTACHED]

SECTION 8: AMENDMENTS TO ATTACHMENT 5

Attachment 5, Town of Ramapo, New York, Table of Bulk Requirements, Part I, § 376-41 is hereby amended in part, as follows:

[SEE ATTACHED]

SECTION 9: VALIDITY

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

SECTION 10: EFFECTIVE DATE

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

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Town of Ramapo, New York
 Table of General Use Requirements
 Part I: Residential Districts
 Mixed Use Zones
 § 376-31

A	B	B-1	C	C-1	D	D-1	E	F		G
								Minimum Off Street Parking Spaces (Subject to Article VII)		
District MU-3	Uses Permitted by Right Mixed use development subject to Section 376-66C	Use Group p	Special Permit Uses by Planning Board (Subject to Articles XI and XII)	Use Group	Uses by Special Permit of the Town Board (Subject to Article XVI)	Use Group	Accessory Uses Permitted by Right 1. Same as MU-1, Nos. 1, 2, and 3 2. Same as LO	For	At Least 1 Parking Space for Each Unit of Measurement Listed or As Otherwise Noted Below As determined by the Planning Board based on a shared use parking analysis.	Additional Use Requirements 1. Same as MU-1, Nos. 1 through 4

ZONING

376 Attachment 5
Town of Ramapo, New York
Table of Bulk Requirements
Part I
§ 376-41

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Lot	Front	Front	Side	Total Side	Side	Rear	Rear	Street	Maximum	Development	Floor Area
Use	Minimum		Width	Yard	Yard	Setback	Setback	Yard	Setback	Yard	Frontage	Height	Coverage	Ratio
Group	Lot Area	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(%)	(FAR)
P	200 acres ⁶	600	100	20	20	80	100	20	50	10	500	75	25%	0.25

NOTES:

⁶ The minimum lot shall comprise one or several adjacent tax lots under common ownership totaling a minimum of 200 acres.