

**TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
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 facade requirements as a condition of site plan approval. The minimum lot area requirement of 40,000 square feet is an inextricable element of the new use category created by this local law, and it is the intent of the Town Board that the lot area shall be at least 40,000 square feet and that development of this use on a lot of less than 40,000 square feet 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 - one space per dwelling unit

Column G: 2. For B8 Uses, dedicated recreation space shall be 0.06 of FAR, but in no event may the dedicated recreation space be less than 2,160 square feet.

¹ The 40,000 square-foot minimum lot area requirement is 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.

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:

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	202	40 ³	202	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 with a size of at least 0.06 of FAR. 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. The Planning Board or its designee may impose facade requirements as a condition of site plan approval.

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

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.