

**TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
ZONING AMENDMENTS**

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. Legislative purpose. The primary purpose of this local law is to adopt zoning amendments to provide for more efficient and effective administration and enforcement of the zoning code.

Section 2. Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended as follows:

- I. Section 376-5, titled “Definitions,” is amended by repealing the definition of each of the following terms and inserting instead the following definition for each term:

Building Height – The vertical distance from grade plane to the average height of the highest roof surface.

Certificate of Occupancy – A document issued by the authority having jurisdiction certifying that a building or structure conforms to this chapter and the New York State Uniform Fire Prevention and Building Code and certifying that the building or structure complies with the approved construction documents that have been submitted to and approved by the authority having jurisdiction, indicating it to be in a condition suitable for occupancy.

Court – An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.

Dormitories – A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Grade Plane – A reference plane representing the average of finished ground level adjoining a building at exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

Mezzanine – An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505 of the Uniform Code.

Story - That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (see “Basement”, “Building height”, “Grade plane” and “Mezzanine”). A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Structure – That which is built or constructed.

Swimming Pool, Private – Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designated to contain, or is capable of containing water more than 24 inches (610 mm) deep at any point. This includes in-ground, above ground, and on-ground pools, indoor pools, hot tubs, spas and wading pools.

Townhouse – A single-family dwelling unit constructed in a group of three or more attached units in which each unit (1) extends from the foundation to roof, (2) has open space on at least two sides, and (3) has a separate means of egress.

II. The definition of ‘Gross Floor Area’ is amended by amending paragraph A(1) in that definition to read as follows:

(1) Basement space, but only 50% of the basement floor area may be counted in determining the Floor Area Ratio of the building.

III. Section 376-64, titled “Swimming pools,” is repealed and replaced with the following:

§376-64. Swimming pools.

No person shall maintain a swimming pool unless the safeguards set forth herein are observed:

A. It shall be used only as a accessory use to a dwelling or as an accessory use to a special permit use in a residence district for the private use of the owner or occupant of such dwelling or building or his or her family, guests or employees.

B. All swimming pools must have the required enclosure as specified in the New York State Uniform Fire Prevention and Building Code, and such enclosures shall be maintained as long as the pool exists.

C. All pools shall be maintained in a manner sufficient to meet the bacterial standards established by the provisions of the New York State Sanitary Code relating to public swimming pools.

D. All pools shall be equipped with an integral filtration system and filter pumps and may be equipped with other electrical or mechanical devices, including lighting and loudspeakers, all of which shall be so located and constructed or operated as not to interfere with the peace, comfort and repose of the occupant of any adjoining property.

E. The Building Inspector may request a statement by a professional engineer, licensed by the State of New York, that provisions for the drainage of the swimming pool are adequate and will not interfere with the public water supply or existing sanitary facilities and that adequate ground fault circuitry will be installed as specified by the National Electric Code.

IV Section 376-65, titled “Accessory apartments,” is amended by amending subsections B, C, E, and G to read as follows:

B. Entrance(s) for the accessory apartment should generally be placed on the side and rear of the principal dwelling with final placement of entrances subject to the review and approval of the Community Design Review Committee, acting as the Architectural Review Board, pursuant to Article X of this chapter.

C. The floor area of an accessory apartment shall not exceed 1500 square feet.

E. Any exterior building alteration that expands the existing building foundation, alters the exterior site area(s) or results in a requirement to obtain variance(s) is subject to architectural review pursuant to Article X of this chapter.

G. Three-family residences. Within the R-15C District, each principal dwelling unit is permitted no more than one accessory apartment.

V. Section 376-65, titled “Accessory apartments,” is further amended by repealing subsections A and D thereof and relettering each of the other subsections accordingly.

VI. The Table of Bulk Requirements Part I is amended by amending the following bulk requirements for Use Group ‘d’ to read as follows:

Side Setback (feet)	50
Total Side Setback (feet)	100
Maximum Height (feet)	45
Development Coverage	30 %
Floor Area Ratio (FAR)	0.75

Section 3. Severability.

If any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any individual, firm or corporation or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this local law or in its application to the

individual, firm or corporation or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 4. Supercession.

To the extent that any provisions of the state Town Law, including Article 16 thereof, or provisions of Chapter 376 of the Town Code are inconsistent with this local law, such provisions are hereby superseded.

Section 5. Effective Date.

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