

# TOWN OF KIRKWOOD ZONING LOCAL LAW

## TABLE OF CONTENTS

	<u>PAGE</u>
ARTICLE I: TITLE OF LOCAL LAW	7001
SECTION 101. Title	7001
SECTION 102. Short Title	7001
SECTION 103. Purpose	7001
ARTICLE II: DEFINITIONS	7011
SECTION 201. Definitions	7011
ARTICLE III: APPLICATION OF REGULATIONS	7021
SECTION 301. Districts	7021
SECTION 302. Zoning Map	7022
SECTION 303. District Boundaries	7022
SECTION 304. Lots in More than One District	7022
SECTION 305. Application of Regulations	7022
SECTION 306. Nonconforming Uses	7023
SECTION 306.1 Continuation of Non-Conforming Buildings or Uses	7023
SECTION 306.2 Changes	7023
SECTION 306.3 Cessation of Non-Conforming Use	7023
SECTION 307. (Incorporated into Article IX, Siting of Wireless Telecommunication Facilities)	7023
ARTICLE IV: SCHEDULE OF REGULATIONS	7031
SECTION 401. (See fold out schedules in back of book.)	7031
ARTICLE V: SUPPLEMENTARY STANDARDS	7041
SECTION 501. Performance Standards	7041

SECTION 501.1	Noise	7041
SECTION 501.2	Odor	7044
SECTION 501.3	Dust and Dirt	7044
SECTION 501.4	Parking	7044
SECTION 501.5	Vibration	7044
SECTION 501.6	Toxic Emissions	7045
SECTION 501.7	Glare	7045
SECTION 501.8	Radio-Active Materials	7045
SECTION 501.9	Fire and Safety Hazards	7045
SECTION 501.10	Open Storage	7045
SECTION 501.11	Smoke	7045
SECTION 501.12	Pollution of Water	7046
SECTION 501.13	Visibility at Intersection	7046
SECTION 501.14	Dwelling Units Below Grade	7046
SECTION 501.15	Underground Dwelling Units	7046
SECTION 501.16	Incineration	7046
SECTION 501.16	Garage Sales	7046
(SECTION 501.17)	(Added December 3, 2002 by LL No. 6-2002. Local Law passed as additional Section 501.16. Should be Section 501.17)	7046
SECTION 502	Site Plan Review	7047
SECTION 502.1	Submission of Site Plan	7048
SECTION 502.2	Site Plan Action	7049
SECTION 502.3	Building Permit	7050
SECTION 502.4	Standards	7050
SECTION 503	Special Permits	7050
SECTION 503.1	Professional Offices	7051

SECTION 503.2	Electrical Distribution Substations and Other Public Utility Structures	7051
SECTION 503.3	Nursing, Rest or Convalescent Homes, Hospitals or Medical Arts Buildings	7052
SECTION 503.4	Signs	7052
SECTION 503.5	Family	7052
SECTION 503.6	Home Occupations	7053
SECTION 503.7	Special Permit Requirements for Temporary Storage of New In-Transit Modular Homes and Mobile Homes (collectively hereafter the “Homes”)	7054
SECTION 503.8	Machine Shop	7054
SECTION 503.9	Special Permit Requirements For Indoor Flea Markets (hereafter the “Flea Markets”)	7055
SECTION 503.10	Wind Turbines – Special Permit	7055
SECTION 504	Sign Standards	7056
SECTION 504.1	Purposes	7056
SECTION 504.2	Residential Standards	7056
SECTION 504.3	Business (B1), (B2), (B-2-E) - Industrial Development Standards	7057
SECTION 504.4	General Regulations Applying to All Districts	7057
SECTION 504.5	Computation of Permissible Sign Area	7058
SECTION 504.6	Obstruction	7058
SECTION 504.7	Traffic Hazard	7058
SECTION 504.8	Wind Pressure and Load Requirements	7058
SECTION 504.9	Location	7058
SECTION 504.10	V-Type Signs	7059
SECTION 504.11	Free Standing Letters or Numerals	7059
SECTION 504.12	Illumination	7059

SECTION 504.13	Issuance of a Sign Permit	7059
SECTION 504.14	Fees for Permits	7060
SECTION 504.15	Violations	7060
SECTION 504.16	Non-Conforming Signs	7060
SECTION 504.17	Special Permits	7060
SECTION 504.18	Temporary Signs	7060
SECTION 505.	Off-Street Parking and Loading Requirements	7060
SECTION 506.	Repealed April 7, 1987 by LL No. 2-1987	7061
SECTION 507	Business Two—Entertainment (B2-E)	7062
SECTION 507.1	Preamble and Purpose	7062
SECTION 507.2	Definitions	7062
SECTION 507.3	Restrictions	7064
SECTION 507.4	Registration	7064
SECTION 507.5	Special Registration Use Permit	7065
SECTION 507.6	Renewal/Revocation of Special Registration Use Permit	7065
SECTION 507.7	Penalty	7066
SECTION 508.	Use of Motor Vehicles and Trailers for Storage	7066
 ARTICLE VI: PLANNED UNIT DEVELOPMENT DISTRICT		 7081
SECTION 601.	Purpose	7081
SECTION 602.	Procedure For Obtaining A Change in Zone	7081
SECTION 603.	Procedure If No Zoning Change Is Necessary	7083
SECTION 604.	Final Development Plan	7083
SECTION 605	Findings Required	7084
SECTION 606	Planned Unit Development District Standards	7084

SECTION 606.1	Planned Unit Development – Residential	7084
SECTION 602.2	Planned Unit Development - Business and Commercial	7084
SECTION 606.3	Planned Unit Development – Industrial	7084
SECTION 606.4	Planned Mobile Home District	7084
SECTION 606.5	Planned Recreation District - “PRD”	7085
SECTION 606.6	Planned Unit Development - Automobile Salvage, Storage and Dismantling Facilities and Auto Parts Sales	7085
ARTICLE VII: ADMINISTRATION		8001
Moved to ARTICLE XIV		
ARTICLE VIII AQUIFER PROTECTION DISTRICT		8011
SECTION 801.	Purpose and Intent	8011
SECTION 802.	Definitions	8011
SECTION 803.	Scope and Authority	8013
SECTION 804.	Permitted Uses	8014
SECTION 805.	Prohibited Uses and Activities	8014
SECTION 806.	Other Requirements	8016
SECTION 807.	Special Permits	8016
SECTION 808.	Application for Special Permit	8016
SECTION 809.	Referral and Public Hearing for a Special Permit	8017
SECTION 810.	Issuance of Special Permit	8018
SECTION 811.	A Change in Use	8018
SECTION 812.	Penalties	8018
SECTION 813	Properties Within Aquifer Protection District	8018

ARTICLE IX	SITING OF WIRELESS TELECOMMUNICATIONS FACILITIES	8031
SECTION 901.	Purpose and Legislative Intent	8031
SECTION 902.	Title	8031
SECTION 903.	Severability	8031
SECTION 904.	Definitions	8032
SECTION 905.	Overall Policy and Desired Goals for Tower Special Use Permits for Wireless Telecommunications Facilities	8035
SECTION 906.	Tower Special Use Permit Application and Other Requirements	8036
SECTION 907.	Location of Wireless Telecommunications Facilities	8041
SECTION 908.	Shared Use of Wireless Telecommunications Facilities	8042
SECTION 909.	Height of Wireless Telecommunications Facilities	8043
SECTION 910.	Visibility of Wireless Telecommunications Facilities	8043
SECTION 911.	Security of Wireless Telecommunications Facilities	8043
SECTION 912.	Signage	8043
SECTION 913.	Lot Size and Setbacks	8044
SECTION 914.	Retention of Expert Assistance and Reimbursement by Applicant	8044
SECTION 915.	Requirements for a Tower Special Use Permit	8045
SECTION 916.	Public Hearing Required	8045
SECTION 917.	Action on an Application for a Tower Special Use Permit for Wireless Telecommunications Facilities:	8045
SECTION 918.	Recertification of a Tower Special Use Permit for Wireless Telecommunications Facilities	8046
SECTION 919.	Extent and Parameters of Tower Special Use Permit for Wireless Telecommunications Facilities	8047
SECTION 920.	Application Fee	8047
SECTION 921.	Performance Security	8048

SECTION 922.	Reservation of Authority to Inspect Wireless Telecommunication Facilities	8048
SECTION 923.	Annual NIER Certification	8048
SECTION 924.	Liability Insurance	8049
SECTION 925.	Indemnification	8049
SECTION 926.	Fines	8050
SECTION 927.	Default and/or Revocation	8050
SECTION 928.	Removal of Wireless Telecommunications Facilities	8050
SECTION 929.	Relief	8051
SECTION 930.	Periodic Regulatory Review by the Town Board	8052
SECTION 931:	Adherence to State and/or Federal Rules and Regulations	8052
SECTION 932:	Conflict with Other Laws	8052
ARTICLE X – MINING		8061
SECTION 1001.	Permitted Used	8061
ARTICLE XI - AUTOMOBILE SALES		8081
SECTION 1101.	Purpose and Intent	8081
SECTION 1102	Scope and Authority	8081
SECTION 1103	Designation of District Area	8081
SECTION 1104	Permitted Uses and Other Regulations	8081
SECTION 1105	Procedure for Obtaining a Change in Zone	8083
ARTICLE XII – COMPOSTING		8091
SECTION 1201	Purpose and Intent	8091
SECTION 1202	Scope and Authority	8091
SECTION 1203	Designation of District Area	8091

SECTION 1204	Permitted Uses and Other Regulations	8091
SECTION 1205	Procedures for Obtaining a Change in Zone	8092
SECTION 1206	Issuance of Composting Special Use Permits	8098
ARTICLE XIII: CONSTRUCTION EQUIPMENT		
SECTION 1301	Purpose and Intent	8111
SECTION 1302	Scope and Authority	8111
SECTION 1303	Designation of District Areas	8111
SECTION 1304	Permitted Uses and Other Regulations	8112
SECTION 1305	Procedures for Obtaining a Change in Zone	8114
ARTICLE XIV: ADMINISTRATION		
SECTION 1401.	Enforcement	8121
SECTION 1402.	Building Permit and Certificate of Occupancy	8121
SECTION 1403.	Board of Appeals	8121
SECTION 1404.	Amendment	8121
SECTION 1405.	Notice of Hearing	8122
SECTION 1406.	Violations and Penalties	8122
SECTION 1407.	Application Fees	8122
SECTION 1408.	Seperability	8123
SECTION 1409.	Repealer	8123
SECTION 1410.	Effective Date	8123