

C. Procedure for Final Site Plan Review and Action: After receiving approval, with or without modifications, from the Planning Board on a preliminary site plan, the applicant shall submit a final, detailed site plan to the Planning Board for approval. If more than six (6) months has elapsed since the time of the Planning Board's action on the preliminary site plan and if the Planning Board finds that conditions may have changed significantly in the interim, the Planning Board may require a resubmission of the preliminary site plan for further review and possible revision prior to accepting the proposed final site plan for review.

The final site plan shall conform substantially to the approved preliminary site plan. It should incorporate any modifications that may have been recommended by the Planning Board in its preliminary review. All such compliance shall be clearly indicated by the applicant on the appropriate submission.

The final additional information shall accompany an application for final site plan approval:

- a. Record of application for and status of all necessary permits from state and county officials;
- b. Detailed sizing and final material specification of all required improvements; and
- c. An estimated project construction schedule.

1. Required Referral. Prior to taking action on the final site development plan, the Planning Board shall refer the plan to the County Planning Department for advisory review and a report in accordance with Section 239 of the General Municipal Law, where the proposed action is within a distance of five hundred (500) feet from the boundary of any city, village, or town, or from the boundary of any existing or proposed county or state park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated.
2. Planning Board Action on Final Detailed Site Plan. Within forty-five (45) days of receipt of the application for final site plan approval, the Planning Board shall render a decision to the building inspector. If no decision is made within the forty-five (45) day period, the final site plan shall be considered approved.
 - a. Upon approval of the final site plan and payment by the applicant of all fees and reimbursable costs due to the village, the Planning Board shall endorse its approval on a copy of the final site plan and shall forward such copy to the zoning officer.

- b. Upon disapproval of a final site plan, the Planning Board shall so inform the zoning enforcement officer and the zoning enforcement officer shall deny a building permit to the applicant. The Planning Board shall also notify the applicant in writing of its decision and its reasons for disapproval.

Section 17 - Planned Development Process

- A. Purpose: The regulations hereinafter set forth in this section are intended to provide a means for the development of residential, business, commercial, manufacturing, recreational and park areas or combinations thereof in a manner which will permit flexible and imaginative design concepts to be utilized and by means of adequate supervision and control by the Planning Board and the Village Board, to insure that the spirit and intent of this Zoning Law will be preserved. No specific requirements with respect to minimum lot sizes within the district, lot coverage, building height, yard dimensions, off-street parking or density of residential use are made although, so far as is practicable within the overall scheme of a planned development district, the requirements of Schedules A and B of this Local Law should be considered as a guide in determining reasonable requirements for comparable uses within a planned development district. Nothing is intended to limit the areas within the Village in which a planned development district may be created.
- B. The General Planned Development Process: The planned development process consists of two basic steps. First is the change of zoning district designation. Second is review of the specific site plans for the area.

Any change to a Planned Development (PD) district shall be based on a specific development proposal. Although the designation for all planned development will be PD, each district shall reflect the type of use which was the basis for the zone change.

- C. Procedures for the Establishment of a Planned Development District:

1. Pre-application Conference

Before submission of a preliminary application for approval as a Planned Development District, the developer is encouraged to meet with the Planning Board to determine the feasibility and suitability of the application before entering into any binding commitments or incurring substantial expenses of site and plan preparation.

2. Application Procedure

Application for the establishment of one of the planned development districts shall be made to the Village Board. The Village Board shall refer the application and all application materials to the Village Planning Board within fifteen (15) days of the application.

3. Planning Board Review

Within forty-five (45) days of the receipt of the application, the Planning Board shall recommend approval, approval with modifications

or disapproval of the application to the Village Board. Failure of the Planning Board to act within 45 days or such longer period as may be consented to shall be deemed to be a grant of approval of the plan as submitted. In the event that approval subject to modifications is granted, the applicant may, within ten (10) days after receiving a copy of the Planning Boards decision notify the Village Board in writing of his refusal to accept all such modifications, in which case the Planning Board shall be deemed to have denied approval of the application. In the event that the applicant does not notify the Village Board within said period of his refusal to accept all said modifications, approval of the application, subject to such modifications, shall stand as granted.

a. Submission Requirements

Application to the Village Board must include a petition for the zone change. The applicant must provide proof of full legal and beneficial ownership of the property, or proof of an option or contractual right to purchase the property. The preliminary plan shall include, but not be limited to, the following:

- 1) A completed short Environmental Assessment Form (EAF) to comply with the provisions of the State Environmental Quality Review process (SEQR).
- 2) A mapped preliminary development plan of the property in question. Such a plan shall include all existing structures, roads and other improvements and shall indicate the circulation concept, general site location of all proposed structures, general parking scheme, the approximate acreage in each type of use and the amount, proposed use and location of all open space and recreation areas. This plan shall also indicate the location of all utilities and proposed expansions and/or any alternative concepts for dealing with water supply, sewage disposal, stormwater drainage and electrical service.
- 3) The applicant must demonstrate that alternative design concepts have been explored.
- 4) A written description of the proposal.
- 5) A written description of the probable impacts on the natural systems of the Village.
- 6) A written description of the probable fiscal impacts including a summary of new costs and revenues to the Village due to the development.

b. Review Criteria

In considering the application for the creation of a planned development district, the Planning Board may require such changes in the preliminary plans and specify such additional

requirements as are deemed reasonably necessary to protect the established or permitted uses in the vicinity and to promote and protect the orderly growth and sound development and changes, if any, in the preliminary plans, the Planning Board shall consider, among other things, the following:

- 1) The need for the proposed land use in the proposed location.
- 2) The existing character of the neighborhood.
- 3) The location of principal and accessory building on the site in relation to one another and in relation to building and uses on properties adjoining the proposed district.
- 4) The general circulation and open space in relation to structures.
- 5) The traffic circulation features within the site, and the amount, location, and access to automobile parking areas.
- 6) The environmental factors on the Environmental Assessment Form (EAF).

4. Planning Board Action

Establishment of a planned development district is a rezoning action and may be subject to the State Environmental Quality Review process (SEQR). Therefore, the Planning Board should make a two-part recommendation to the Village Board as part of this process.

First, the Planning Board should identify the type of action the zone change is according to SEQ regulations. Depending on the size of the zone change and several other factors, it may be a TYPE I or an UNLISTED action. To make a decision, the Planning Board should consult Part 617 of Article 8 of Environmental Conservation Law (New York). The Planning Board should also review the Environmental Assessment Form (EAF) submitted as part of the application. A preliminary determination of environmental significance can be made. The Planning Board should advise the Village Board of this determination and all related responsibilities of the Village.

If it is determined that an environmental impact statement will be prepared for the proposal in question, all time frames and deadlines are delayed until a draft environmental impact statement has been filed. An application is not complete, and therefore the review clock does not start, until a determination of no significance has been made or until a draft environmental impact statement is completed. When the draft environmental impact statement has been completed, the time frame for Planning Board review begins (45 days). If another agency has determined that the proposal in question may have a significant effect on the environment, the Planning Board shall not issue a decision until a final environmental impact statement has been filed.

The second part of the recommendation is a decision on the zone change itself based on the Review Criteria per sub-paragraph 3.b of subsection (C) of this Section

The decision of the Planning Board shall be in the form of a written resolution which shall include findings of fact and shall set forth the reasons for granting or denying tentative approval, specifying with particularity in what respects the proposal contained in the application would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following:

- a. In what respects the plan is or is not consistent with the statement of purpose set forth in subsection (A) of this Section.
- b. The extent to which the proposal departs from zoning regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
- c. The nature and extent of the common open space in the planned development district, the reliability of the proposals for maintenance and conversion of such open space and the adequacy or inadequacy of the amount and function of the open space in terms of the densities of residential uses and the types thereof where residential uses are proposed.
- d. The plat of the proposal and the manner in which such plat does or does not make adequate provision for public services, control over vehicular traffic and the amenities of light and air, and visual enjoyment.
- e. The relationship, whether beneficial or adverse, of the proposed planned development district upon the neighborhood in which it is proposed to be established.
- f. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions proposed to protect the interests of the public and the residents of the district in the integrity of the plan.

5. The resolution required by sub-paragraph 4 of subsection (C) of this section shall be filed with the Village Clerk and shall be available during regular hours for inspection by any interested person.
6. Upon the filing of such resolution with the Village Clerk, the Village Board shall within thirty (30) days hold a public hearing on said proposal after giving the requisite public notice required by law.
7. The Village Board may thereafter amend this zoning law so as to establish the proposed planned development district and define the boundaries thereof. Such action shall have the effect only of establishing a planned development district for the use proposed by the applicant. Such amendment of the Zoning Law shall not constitute or imply a permit for construction or final approval of plans.

8. In the event that construction has not commenced within two (2) years from the date that the zoning map amendment establishing the Planned Development District, became effective, the Planning Board may so notify the Village Board and the Village Board may, on its own motion, institute a zoning map amendment to return the Planned Development District to its former classification pursuant to Article VII of this Local Law.

D. Procedure for Implementation of a Planned Development

Completion of subsection (C) of this section to change a zone to a planned development district does not imply approval to proceed with actual development of the area. Upon approval of the rezoning request, the applicant is required to follow the procedure explained herein.

1. Concept Review

Before proceeding with the final design for the area in question, the developer is encouraged to meet with the Planning Board and Village Board to clarify any conditions that either Board has requested. This should promote an understanding by all parties before the preliminary concepts are changed to detailed designs and before the developer spends large amounts of money.

2. Planning Board Review

Upon approval of zone change, the applicant has one year in which to submit a final plan to the Planning Board for review and recommendation to the Village Board. Within seventy (70) days of the receipt of the application, the Planning Board shall grant approval, approval with conditions, or disapproval of the application.

a. Submission Requirements

Before final approval of the plan, the applicant must show evidence of full legal and beneficial ownership interest in the land.

The final plan shall include, but not be limited to, the following:

- 1) A completed short or long Environmental Assessment Form (EAF) to comply with the provisions of the State Environmental Quality Review process (SEQR).
- 2) A mapped final development plan of the property in question. Such a plan shall be a certified survey showing all existing and proposed grades, existing and proposed structures, existing and proposed vegetation, the layout of all roadways, walkways, and parking areas. Construction details for such areas described above shall also be submitted.

- 3) A separate map showing all existing and proposed water lines, sewer lines, electric lines, natural gas lines and other utility and service lines, refuse storage and disposal, and fuel storage facilities, and rights-of-way.
- 4) If the project will involve construction of new water supply and the infrastructure, new sewage treatment system, and/or new or alternative power systems, the design and details of such proposals must be included.
- 5) A plan showing the treatment of stormwater runoff.
- 6) The total number of acres in the site, the number and type of housing units, the gross and net residential densities, the approximate selling and/or rental prices of the units, the phasing plan, the approximate completion date of the entire project.
- 7) The Planning Board may require any additional materials it deems necessary to adequately evaluate the proposed project.

b. Review Criteria

The experience of the Planning Board may not be adequate to review the detailed design and construction drawings in all cases. If this is the case, the Planning Board may check with the State Department of Environmental Conservation (DEC), the State Health Department, the County Planning Board and other agencies to insure that review of those areas outside the Board's scope is being attended. Within its own capabilities, the Board may use the following criteria as a general guideline:

- 1) The height and bulk of buildings and their relation to other structures in the vicinity.
- 2) The proposed location, type, and size of signs, vehicular and pedestrian circulation, loading zones and landscaping.
- 3) The safeguards provided to prevent possible detrimental effects of the proposed use on adjacent properties and the neighborhood in general.
- 4) Storm drainage and sanitary waste disposal in and adjacent to the area.
- 5) The compatibility of uses proposed for such district where a combination of uses are proposed.
- 6) The provisions of adequate and sufficient public utilities, including fire protection.
- 7) The criteria cited for review of the planned development district rezoning process (subparagraph 3.6 of subsection (C) of this Section).

8) The environmental factors on the Environmental Assessment Form (EAF).

NOTE: The Planning Board may require as a condition to final approval the posting of a bond to assure the completion of all requirements of the Board including the dedication, maintenance and completion of all streets, easements and open space or recreational areas, creation or extension of special districts or improvement areas, construction of storm and sanitary sewers, landscaping and such other improvements.

3. Planning Board Action

First, the Planning Board should identify the type of action the proposed development is according to the State Environmental Quality Review regulations (SEQR). Depending on the size, location, and other factors it may be a TYPE I or an UNLISTED action. To make a decision, the Planning Board should consult Part 617 of Article 8 of Environmental Conservation Law (New York). The Planning Board should also review the Environmental Assessment Form (EAF) submitted as part of the application. The action type and related procedure will dictate the next steps, if any, to be taken to comply with the SEQR regulations.

If it is determined that an environmental impact statement will be prepared for the proposal in question, all time frames and deadlines are delayed until a draft environmental impact statement is filed. An application is not complete, and therefore the review clock does not start, until a determination of no significance has been made or until a draft environmental impact statement has been completed. When the draft environmental impact statement is completed, the time frame for Planning Board review begins (60 days). If another agency has determined that the proposal in question may have a significant effect on the environment, the Planning Board shall not issue a decision until a final environmental impact statement has been filed.

When compliance with SEQR is complete and within the established sixty day review period the Planning Board shall either grant such approval subject to specified conditions or deny final approval and forthwith file its decision with the Village Clerk and notify the applicant thereof. Thereupon within 90 days the applicant shall file with the County Clerk the final plat of any subdivision proposed and shall make application for a building permit or permits in accordance with the proposal as finally approved.

4. No zoning permit shall be granted for the construction of any building or structure other than as approved by the Planning Board and no improvement shall be constructed at variance with the proposal as finally approved except upon resubmission and approval of the Planning Board.
5. The applicant for final approval may appeal to the Village Board a decision of the Planning Board denying final approval or granting final approval subject to conditions with which the applicant is unwilling to comply. Such appeal shall be taken within thirty (30)

days of the filing with the Village Clerk of the decision of the Planning Board.

ARTICLE V - SUPPLEMENTARY REGULATIONS

Section 18 - Regulations in Schedule A

A. Regulations governing lot area and lot width; front, side and rear yards; building coverage and building height are as specified in Schedule A. The regulations appearing in Schedule A are hereby made a part of this Local Law and are subject to the supplementary regulations set forth following.

Section 19 - Additional Area and Yard Requirements

A. Lots of Less Than Required Dimension

1. Any lot with an area or width less than that required in the district in which said lot is located may be used for any purpose permitted in the district, provided that all other regulations prescribed for the district shall be complied with, and further provided that said lot was held under separate ownership on the effective date of this Local Law or any amendment thereto, and the owner thereof owned no adjoining unimproved land that could be combined with said lot to meet the dimension requirements.
2. In the event that compliance with the yard and coverage requirements of the district would result in a residential structure of less width than 24 feet, the Board of Appeals shall determine and fix yard coverage requirements for said lot to permit its reasonable utilization for a permitted use.

B. Reduction of Lot Area

1. The minimum yards and open spaces required by this Local Law for any building existing on the effective day of this Local Law, or for any building hereafter erected or extended shall not be encroached upon or considered as yard or open space for any other building, nor shall any lot be reduced below the district requirements of this Local Law.

C. Corner Lot

1. On a corner lot in any district where a front yard is required, a yard shall be provided on each street equal in depth to the required front yard for the district. One rear yard shall be provided on each corner lot and the owner shall designate the rear yard on his application for a Permit.

D. Visibility at Street Corners

1. On a corner lot in any district where a front yard is required, no fence, wall, hedge or other structure or planting more than three (3) feet in height shall be erected, placed or maintained so as to

obstruct visibility of vehicular traffic within the triangular area formed by the intersecting street right-of-way lines and straight line joining said lines at points twenty (20) feet distant from the point of intersection, measured along said lines.

E. Front Yard Exceptions

1. The front yard of all buildings and structures hereafter constructed within a residential district shall be not less nor required to be more than the average front yard of all lots in the block for a distance of three hundred (300) feet on each side of such lot. A vacant lot within the 300-foot distance shall be considered as having the minimum front yard required in the district for the purpose of computing such average front yard.

F. Transition Yard Requirements

1. Where two districts abut on the same street, and the front yard requirements of one district are less than those of the other district, there shall be provided for buildings hereafter constructed or extended within a distance of fifty (50) feet from the district boundary line in the less restricted district a front yard equal in depth to the average of the required depth in the two districts.
2. Where the side or rear yard of a lot in one district abuts a side or rear yard of a lot in a more restricted district, there shall be provided along such abutting line or lines a side or rear yard equal in depth to that required in the more restricted district.

G. Projecting Architectural Features, Terraces, Porches, Fire Escapes and Solar Energy Equipment

Certain architectural features may project into required yards as follows:

1. Cornices, canopies, eaves or other architectural features may project a distance not exceeding four feet into any front or rear yard, and 40 percent into any side yard to a maximum of four feet.
2. Fire escapes may project a distance not exceeding 4 feet 6 inches.
3. Bay windows, balconies, and chimneys may project a distance not exceeding 3 feet.
4. Apparatus needed for the operation of active and passive solar energy systems, including but not limited to overhangs, movable insulating walls and roofs, detached solar collectors, reflectors, and piping shall be allowed to project into any required front, side or rear yard as necessary to provide for their effective operation. In addition, such equipment shall not be considered in the determination of lot coverage.
5. A paved terrace shall not be considered as part of a building in the determination of yard sizes or lot coverage, provided that such terrace is unroofed and without walls, parapets, or other form of enclosure exceeding six (6) feet in height.

6. In determining the percentage of building coverage of the size of yards for the purpose of this Local Law, enclosed porches, or porches open at the side but roofed, shall be considered a part of the building.

H. Walls, Fences and Hedges

1. The yard requirements of this Local Law shall not prohibit any necessary retaining wall nor any permitted fence, wall, or hedge, providing that in any residential district, such fence, wall or hedge shall be no closer to any front lot line than two (2) feet, and shall comply with visibility at street corners as provided in this Section. No fence over four (4) feet in height shall be erected anywhere in the Village, without first going through the site plan review process as noted in Section 16.

Section 20 - Additional Height Requirements

- A. The height requirements set forth in Schedule A shall be applied to the following special situations as described below:

1. The height limitations of this Local Law shall not apply to barns, silos and other farm buildings, belfries, church spires, cupolas, penthouses and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks, solar energy equipment and collectors, and necessary mechanical appurtenances usually carried above the roof level; nor to flag poles, monuments, transmission towers and cables, radio and television antennae or towers and similar structures. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose for which they are intended and to insure that they do not significantly impair the solar accessibility of buildings or solar collectors on adjacent properties. No advertising device of any kind whatsoever shall be inscribed upon or attached to that part of any chimney, tower, tank or other structure which extends above the roof limitations.
2. On through lots one hundred twenty (120) feet or less in depth, the height of a building may be measured from the grade of either street. On through lots more than one hundred twenty (120) feet deep, the height regulations and basis of height measurement for the street permitting the greater height shall apply to a depth of not more than one hundred twenty (120) feet from that street.

Section 21 - Accessory Buildings and Uses

- A. Permit - All accessory buildings or uses shall require a Permit to be issued prior to their initiation as elsewhere required in this Local Law, except that no Permit shall be required for a single accessory building with dimensions that do not exceed a maximum of one hundred (100) square feet in size, providing all minimum required yard dimensions are observed.
- B. Number - There shall be not more than two (2) accessory buildings located on any parcel in a residential zoning district. The two accessory buildings are subject to the following size limitations:

1. Only one accessory building per lot may exceed one-hundred (100) square feet in size.
2. Only one accessory building per lot, when erected, may be less than one-hundred (100) square feet in size.

C. Height - Maximum height of accessory buildings shall be fifteen (15) feet or the height of the principal building.

D. Location - Accessory buildings or structures in residential district which are not attached to a principal building may be erected within the front, side or rear yard in accordance with the following requirements:

1. A detached garage may not be located directly adjacent to the principal building in any residential zoning district. The area in which a garage may not be located is any portion of the front yard, or any portion of the side yard which occupies the same plane as the principal building.
2. For garage, tool house or similar storage building, three (3) feet from side or rear lot line.
3. In front yard of the street side of a corner lot, the same setback as for the principal building.
4. For barn, stable, poultry house, kennel or other animal shelter or farm structure such as a feedlot, twenty-five (25) feet from side or rear line.

E. Attached Accessory Buildings in Residential Districts - When an accessory building is attached to the principal building, it shall comply in all respects with the requirements of this Local Law applicable to the principal building.

F. Dish and Tower Type Antennae: General Regulations

For the purposes of this Local Law, a dish antennae as defined herein, is a device which is solely for the receipt of satellite television transmissions/signals and it is not intended to include any apparatus utilized by a licensed amateur radio operator.

The following regulations shall apply to all dish and tower type antennae:

1. No dish and tower type antennae shall be erected, altered or reconstructed without the issuance of a building permit by the Enforcement Officer.
2. Application for such permit shall include construction drawings showing proposed method of installation and a site plan depicting structures and plantings on the property.
3. The owner of such a structure shall assume complete liability in case of personal or property damage.
4. No dish and tower type antennae shall be placed in any front yard.

5. All dish and tower type antennae shall have the same rear and side yard setbacks as principal structure.

Section 22 - Home Occupation

- A. A home occupation shall be deemed to include the following:
 1. The professional office of a physician, dentist, lawyer, engineer, architect, and other similar professions, in which office may be employed one (1) person in addition to that resident individual engaged in the home occupation; and
 2. A barber, beauty, craft, or specialty shop, in which no person other than that resident individual engaged in the home occupation shall be employed or engaged.
- B. However, a home occupation shall not be interpreted to include a commercial stable or kennel; restaurant, tourist or boarding house; animal hospital; convalescent home; mortuary establishment; auto body repair shop; or any store, trade, or business of a similar nature.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, non-illuminated and not exceeding two (2) square feet in area.
- D. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the home occupation shall be provided off the street, and not in a required front yard.
- E. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot; and in the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

Section 23 - Off-Street Parking and Loading

- A. Off-street parking space shall be required for all buildings constructed after the effective date hereof. Each off-street space shall consist of at least one hundred and eighty (180) square feet with a minimum width of nine (9) feet. In addition, space necessary for aisles, maneuvering and drives shall be provided.
- B. Parking requirements specified in Schedule B are hereby made a part of this Local Law. For uses not specified, the Zoning Board of Appeals shall establish parking requirements in specific cases consistent with those specified in Schedule B.
- C. For any building having more than one use, parking space shall be required as provided for each use.

- D. Parking spaces required in residential districts shall be located in the side or rear yard on the same lot or tract as the principal use, however, off-street parking spaces are subject to the accessory structure setback requirements.
- E. Where parking for commercial uses is located in the required front yard, setbacks for such parking will be at least ten (10) feet.
- F. Floor areas for the purposes of computing parking requirements shall be the sum of the horizontal area within exterior walls of the several floors of a building, excluding basement, cellar and attic areas used primarily for storage or service.
- G. At least one off-street loading facility shall be provided for each commercial or industrial establishment hereafter erected or substantially altered to have a gross floor area in excess of one thousand five hundred (1,500) square feet. Space for off-street loading shall be in addition to space for off-street parking.
- H. An off-street loading space may occupy any part of any required side or rear yard in a B-1 or B-2 district, except that no such berth shall be located closer than one hundred (100) feet to any lot in any residential district unless wholly within a completely enclosed area or within a building.

Section 24 - Signs

- A. General Regulations - The following regulations shall apply to all permitted sign and billboard uses; however, they shall not prohibit ordinary maintenance of existing signs:
 - 1. No new or additional sign, portable or stationary, shall be erected, installed, painted or otherwise established without a Permit therefore.
 - 2. Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.
 - 3. Signs, other than an official traffic sign, shall not be erected within the right-of-way lines of any street or highway, nor project beyond the authorized property lines.
 - 4. All temporary signs erected for a special event or property sale, rental or repair shall be removed by the property owner or his agent when the circumstances leading to their erection no longer apply.
 - 5. No sign shall be painted directly upon the exterior walls of any building or structure.
 - 6. Any source of illumination of any sign shall not be directed toward any roadway or any adjoining property.
- B. In R-1, R-2 or R-3 residential district, the following signs are permitted:

1. One nameplate, identification or professional sign not to exceed two (2) square feet of sign area, showing the name and address of the resident or a permitted home occupation of the resident of the premises.
2. One non-illuminated sale or rental sign not to exceed six (6) square feet of sign area during and pertaining to the sale, lease, or rental of the land or building. Such sign shall be of a temporary nature.
3. One artisan's sign not to exceed six (6) square feet of sign area during and pertaining to construction, repairs or alterations on the property. Such signs shall be removed promptly upon completion of the work.
4. One institutional or religious identification sign not to exceed fifteen (15) square feet in area.
5. A sign advertising the sale or development of a tract of land may be erected upon the tract by the developer, builder, contractor or owner. The size of sign shall not exceed twenty (20) square feet and not more than two (2) signs shall be placed upon the tract along any highway frontage. Such sign must be at least fifty (50) feet from the right-of-way line of the street.

C. In B-1 and B-2 commercial districts, the applicable signs above are permitted, and in addition, the following:

1. Business signs erected hereafter in the B-1 or B-2 districts shall not project into a public street right-of-way and shall not be closer than five (5) feet to any lot line. In the case of a corner lot, such sign shall front on the principal street. No sign attached or unattached shall be higher than the principal building to which it is accessory except where such building is situated below the grade level of the principal highway to which it has access, in which case any sign shall not extend above the building to a height greater than the difference in elevation "between the ground floor elevation of the building" and the grade level of the highway. All signs shall have sufficient clearance so as to provide clear and unobstructed visibility for vehicles entering and leaving the highway.
2. The gross surface area of principal business sign in the B-1 or B-2 District shall not exceed two (2) square feet per lineal foot of building frontage for non-illuminated signs, or one (1) square foot per lineal foot of building frontage for illuminated signs, but in no case shall exceed forty-eight (48) square feet.
3. One (1) principal and one (1) accessory business sign for each established business of record may be permitted providing that the accessory business sign does not exceed fifty (50) percent of the area of the allowable principal business sign.

D. In any Planned District, the Planning Board shall review and recommend approval of any proposed business signs as a part of its review of a project in such Planned District.

Section 25 - Mobile Homes

- A. All mobile homes located or installed after the effective date of this Local Law or its amendment shall comply with the State Code for Construction and Installation and Standards, Rules and Regulations for Mobile Homes, effective January 15, 1974, and as it may be amended.
- B. A Permit shall be required for any addition or alteration to the mobile home and such Permit shall include a provision for removing the structural addition, unless a Certificate of Zoning Compliance is granted therefore, at such time as the mobile home may be removed or relocated.
- C. An approved metal, wood or other suitable skirting or framing, properly ventilated and attached, shall enclose that area from the bottom of the floor line of the mobile home to the ground.

Section 26 - Mobile Home Courts

- A. All proposed mobile home courts shall be subject, and developed according to the Planned District procedures. (See Section 17.)
- B. All existing mobile home courts of record shall comply with the provisions of this Local Law whenever any addition, expansion or alteration of the use or operation is proposed, and they shall be required to obtain an initial and annual operating license. Existing courts shall comply in every regard with minimum standards for health, sanitation and cleanliness.
- C. A mobile home court shall have a minimum lot size of two (2) acres.
- D. Within the mobile home court the minimum distance between individual mobile homes shall be thirty (30) feet. This minimum distance shall be maintained with regard to any additions, and/or structures, and/or any projection from the main building, except that unenclosed steps, awnings and one storage building not to exceed ten (10) feet wide by ten (10) feet long by eight (8) feet high per mobile home are exempt from this thirty foot minimum requirement.
- E. Replacement of mobile homes in existing parks will only be permitted where existing clearance limits are maintained or the thirty (30) foot minimum requirement is met, whichever is less.
- F. Sanitary Facility
 - 1. Water and Sewer - All water supply and sewage disposal systems shall be approved by the Department of Environmental Conservation as is applicable.
- G. Utility and Fuel Installations
 - 1. All wiring, fixtures and appurtenances shall be installed and maintained in accordance with the specifications and regulations of the local utility company. Whenever possible, electrical transmission and other utility lines shall be placed below ground.

2. Liquified petroleum gas systems designed and installed in conformity with NFPA 58, Storage and Handling of Liquified Petroleum Bases, are deemed to meet the requirements of this Local Law.

3. Equipment for flammable liquids designed and installed in conformity with NFPA 30, Flammable and Combustible Liquids Code, is deemed to meet the requirements of this Local Law.

H. Roadways

1. All internal roadways within a mobile home court shall have a paved or stone course maintained in a dust free manner, the minimum width of which shall be twenty-two (22) feet for two-way traffic and fifteen (15) feet for one-way traffic.
2. There shall be no dead-end streets in any court. A cul-de-sac or wye turn around with a turn around diameter of 90 feet is acceptable.
3. No mobile home shall be located within twenty (20) feet of any internal roadway or within fifty (50) feet from the boundaries of any public street or highway.

I. Off-Street Parking

1. A minimum of one off-street parking space shall be provided for each mobile home lot in the mobile home court outside the required road and shoulder area.

J. Recreation Area

1. An open space area of up to ten (10) percent of the total land area suitable for recreation and play purposes shall be designated on the site plan and shall be an integral part of any proposed mobile home court. No such open space area shall be placed in any designated floodplain or wetland.

K. Improvements

1. Each mobile home owner-tenant shall be required to screen the area between the ground and the bottom of the mobile home with a suitable 'skirt', properly ventilated, within ninety (90) days after location in the mobile home court. Notification of such requirement shall be the responsibility of the mobile home court operator.

L. Records

1. Each mobile home within the mobile home court shall bear a readily identifiable number.
2. Each mobile home court shall contain an office on the premises in which shall be maintained a book recording the names of each household head, and the mobile home number.