

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

TOWN OF WARWICK
LOCAL LAW NO. 2 OF 2021
A LOCAL LAW TO AMEND THE ZONING LAW

BE IT ENACTED by the Town Board of the Town of Warwick as follows:

Section 1. Legislative intent.

This local law amends Chapter 164 of the Town Code to provide amendments to the Town’s Zoning Law covering camps and summer colonies, modifying definitions, and updating allowances for previously approved land uses to obtain extensions to their approvals under the Zoning Law. The amendments are proposed to address land use issues identified by the Town Board, Town Planning Board and the Town’s Planning, Engineering, and Building departments. The proposed amendments are designed to be consistent with and to further implementation of the Town Comprehensive Plan.

Section 2. Severability.

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

Section 3. Terms defined.

Article II, Section 164-22 of the Zoning Law entitled “Terms defined” is hereby amended by adding a new definition for “Cabin” as follows:

CABIN – A Cabin, also referred to as a “cottage” in the Zoning Law, is a temporary dwelling with living and sleeping accommodations designed and intended to be used only for a few months each year for one-family occupancy within a camp.

Section 4. Regulations.

Article IV, Section 164-40.M of the Zoning Law entitled “Table of Use Requirements” is hereby amended by replacing row “74” entitled “Cabins” with a new row “74” entitled “Reserved” as follows:

General Uses	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
74. Reserved													

Article IV, Section 164-40.M of the Zoning Law entitled “Table of Use Requirements” is hereby amended by replacing row “76” entitled “Camps” with a new row “76” as follows:

General Uses	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
76. Camps			S (o) (32) (36-37) (106-107) (112)	S (o) (32) (36-37) (106-107) (112)									

Article IV, Section 164-40.M of the Zoning Law entitled “Table of Use Requirements” is hereby amended by replacing row “99” entitled “Summer colonies” with a new row “99” entitled “Reserved” as follows:

General Uses	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
99. Reserved													

Article IV, Section 164-40.N of the Zoning Law entitled “Table of Bulk Requirements” is hereby amended by replacing row “o” with a new row “o” as follows:

Use Group	Minimum Required										Maximum Permitted			
	Lot Area (acres)	Lot Area per Dwelling Unit (square feet)	Lot Width ⁹ (Feet)	Lot Depth ⁷ (feet)	Front Set-back (feet)	Rear Setback (feet)	Side Setback (feet)	Both Side Set-back (feet)	Setbacks Adjacent to Special Areas ⁸	Livable Floor Area per Dwelling Unit (Square feet)	Floor Area Ratio	Lot Coverage (%)	Building Height (feet)	Building Height (stories)
o	50				200	200	200	400	200 (100)			10%	25	1

Article IV, Section 164-46.J of the Zoning Law entitled “Special conditions” is hereby amended by replacing Subsection “(32)” with a new Subsection (32) as follows:

(32) Cabins, designed for one-family occupancy only, shall be permitted in camps.

Article IV, Section 164-46.J of the Zoning Law entitled “Special conditions” is hereby amended by replacing Subsection “(106)” with a new Subsection “(106)” as follows:

- (106) Camps shall provide a minimum of 15,000 square feet of lot area for each tent, cabin or other principal building or 3,000 square feet per person accommodated, whichever is greater. Each camp shall be provided with two means of vehicular access from county and/or state roads.

Section 5. Article VII Miscellaneous Provisions.

Article VII, Section 164-73 of the Zoning Law entitled “Applications submitted and permits issued before adoption of chapter” is hereby amended by replacing Sub-paragraph “C” with a new Sub-paragraph “C” as follows:

- C. Filing deadline. The terms of the 2002 Zoning Law of the Town of Warwick, New York in effect at the time of acceptance of any final conditionally approved subdivision, site plan or special use permit application that is still pending before the Planning Board under the provisions of this section must receive complete approval by the Planning Board and have a map filed, as the case may dictate, in the Town Clerk’s office or the Orange County Clerk’s office by January 1, 2023. After such time, all such applications shall be subject to the Zoning Law then in effect, unless such application has been filed in sections as per § 137-12.D of the Town Subdivision Regulations.

Section 6. Effective Date.

This local law shall take effect immediately upon filing in the office of the Secretary of State of New York as provided by law.