

**CORTLANDT TOWN BOARD**

**PUBLIC NOTICE – ADOPTION OF LOCAL LAW**

**Local Law No. 11 of 2024**

**(ZONING TEXT AMENDMENTS PERTAINING TO SELF-STORAGE FACILITIES AND PUBLIC WAREHOUSING AND STORAGE)**

**Section 1: Legislative Intent**

The Town has been receiving an increasing number of requests to create new Self-Storage Facilities throughout the Town. The Town Board believes that it is necessary to update the Town Code to promote reasonable standards for development, and to distinguish the Self-Storage Facility use from the Public Warehousing and Storage use, which is an existing use in the Town Code.

**Section 2: Amendments to Table of Permitted Uses (307 Attachment 2)**

**A. Updates to Table of Permitted Uses**

The Table of Permitted Uses (307 Attachment 2) shall be updated to allow “Self-Storage Facility” by Special Permit on Route 202/NYS Route 35 in the CC, HC, and CD Zones, and to allow it as a Permitted use in the HC-9A Zone with a note that it shall only be allowed in the HC-9A Zone south of Memorial Drive. The listing for Self-Storage Facility shall be inserted beneath the Personal Services Facilities subsection of the table.

The Table of Permitted Uses (307 Attachment 2) shall be further amended to rename “Public Warehousing and Storage” to “Warehousing and Storage,” to move the listing to the Construction subsection of the table, and to change “Warehousing and Storage” to “N”, not permitted, in the HC-9A Zone.

	CR OS	PR OS	R - 1 6 0	R - 8 0	R - 4 0	R - 40 A	R - 2 0	R - 1 5	R - 1 0	R G	CC	HC	CD	MD	M - 1	HC - 9 A	AW E	MO D
<b><u>SELF-STORAGE FACILITY</u></b>	N	N	N	N	N	N	N	N	N	N	SP <sup>12</sup>	SP <sup>12</sup>	SP <sup>12</sup>	P	P	P <sup>11</sup>	N	N
<b><u>WAREHOUSING AND STORAGE</u></b>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N

**B. Updates to Notes for Table of Permitted Uses**

The following notes shall be included in the Table of Permitted Uses (307 Attachment 1):

- Note 11. “Self-storage facility” shall only be permitted south of Memorial Drive.

- Note 12. “Self-storage facility” shall only be permitted via Special Permit on parcels with frontage on Route 202/NYS Route 35.

**Section 3: Amendments to Section 307-4. Definitions**

“Self-Storage Facility” shall be added as a new definition in Section 307-4 of the Town Code, as follows:

**SELF-STORAGE FACILITY:** A building or buildings containing separate individual storage units for rent or lease restricted solely for the temporary storage of goods and wares not belonging to the owner of the land on which the building(s) is located. The conduct of sales, business, or any activity other than storage within the individual storage units is not permitted.

“Public Warehousing and Storage” has been listed in the Table of Permitted uses, but there is no corresponding definition in Section 307-4 of the Town Code. The following terminology change and new definition shall be added:

**WAREHOUSING AND STORAGE:** A building or buildings used principally for the storing of goods or materials where the use is undertaken by the owner or long-term lessee of the property and space is not for rent to the general public (see Self-Storage Facility), and where the stored goods/materials may be subsequently transported to another location for sale, but does not include manufacturing, or industrial incidental storage of raw materials used by the business on-site or finished product of the business made on-site.

**Section 4: Amendments to Section 307-29(C) Table of Required Off-Street Parking Spaces; Rules for Interpretation**

The following shall be added to the Parking table located in Section 307-29(C):

<b>TABLE OF REQUIRED OFF-STREET PARKING SPACES</b>	
<b>Use</b>	<b>Required Number of Spaces</b>
<b>Self-Storage Facility</b>	<b>1 per 10,000 square feet of Gross Floor Area, plus 1 per employee on maximum work shift</b>
<b>Warehousing and Storage</b>	<b>0.5 per 1,000 square feet of gross floor area</b>

**Section 5: Addition of Route 202 Public Warehousing and Storage Special Permit**

The following provisions shall be added to the Zoning Chapter of the Town Code as the “Route 202 Self-Storage Facility Special Permit”:

**§ 307-XX. Route 202 Self-Storage Facility Special Permit.**

**A.Purpose. The Town permits Self-Storage Facilities in the CC District, HC District, and CD District on Route 202/NYS Route 35 by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B) below.**

**B.Standards and conditions:**

- (1)Self-Storage Facility use is limited to lots within the CC District, HC District, and CD District with frontage on US Route 202/NYS Route 35.**
- (2)No more than one Self-Storage Facility building per lot.**
- (3)Outdoor storage, including but not limited to boats, equipment, and motor vehicles, is prohibited.**
- (4)All Self-Storage Facility uses shall comply with the following dimensional requirements:**
  - (a)Minimum Lot Area: The larger of 40,000 square feet or the minimum Lot Area required in the underlying Zoning District per Section 307 Attachment 5**
  - (b)Minimum Lot Width: 200 feet**
  - (c)Maximum Building Height: 35 feet**
  - (d)Minimum Front Yard: The larger of 30 feet or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
  - (e)Minimum Side Yard: The larger of 20 feet or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
  - (f) Minimum Rear Yard: The larger of 20 feet or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
  - (g)Maximum Building Coverage: The larger of 25% of lot area or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
  - (h)Minimum Landscaped Coverage: The larger of 35% of lot area or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
  - (i) Maximum Building Floor Area: 75,000 square feet**
- (5)All units shall be accessible only from the interior of the building.**

**(6) All Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.**

**Section 6: Amendments to 307 Attachment 5: Table of Dimensional Regulations, Nonresidential Districts**

Note 4 shall be added to 307 Attachment 5: Table of Dimensional Regulations, Nonresidential Districts next to the values for the Maximum Building Floor Area (square feet) in the CC Zone:

**“The Maximum Building Floor Area for Self-Storage Facilities is 75,000 square feet.”**

**Section 7: Severability**

If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

**Section 8: Effective Date**

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

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted December 10, 2024  
At a Regular Meeting  
Held at Town Hall**