

Topic: Recreational Uses; Zoning
Resource Type: Regulations
State: New York
Jurisdiction Type: Municipal
Municipality: Town of Mamaroneck
Year (adopted, written, etc.): 1994
Community Type - applicable to: Suburban; Rural
Title: Town of Mamaroneck Recreation District Ordinance
Document Last Updated in Database: May 7, 2017

Abstract

Chapter 240 of Mamaroneck's Town Code creates the Recreation District and describes the qualities of such district.

Resource

Town of Mamaroneck NY Recreation District
Code of the town of Mamaroneck NY
Chapter 240: Zoning
General Code
[http://www.e-codes.generalcode.com/codebook_frameset.asp?t=tc&p=0239%2D240%2Ehtm%23Section240%2D21%2E1&cn=870&n=\[1\]\[120\]\[845\]\[851\]\[870\]](http://www.e-codes.generalcode.com/codebook_frameset.asp?t=tc&p=0239%2D240%2Ehtm%23Section240%2D21%2E1&cn=870&n=[1][120][845][851][870])

§ 240-21.1. Recreation District: R. [Added 7-20-1994 by L.L. No. 6-1994]

A. Principal uses.

- (1) Private recreation facilities, including golf, tennis and/or swimming clubs, along with clubhouses with accessory restaurants and catering facilities, used in conjunction with a recreational facility.
- (2) Other uses similar to those listed in the preceding subsection, provided that the Planning Board makes specific findings that the use is in full conformity with the purposes and intent of this zone district and all general and special requirements of the district and that the use has no greater impact upon open space, traffic and drainage than any of the specifically enumerated uses.

B. Special permit uses; requirements.

(1) Special permit uses.

- (a) Public playground or park, including golf, tennis and/or swimming clubs. This provision shall apply to the Town in addition to any other municipal government or authority.

(2) Special permit requirements.

- (a) Special permits shall be issued by the Planning Board, provided that there is a finding that all general and special conditions are met.

- (b) The Planning Board shall require that no special permit be issued until a traffic study is conducted which demonstrates to the satisfaction of the Planning Board that the proposed use shall not adversely impact upon traffic in the surrounding area to a greater degree than any other principal use permitted in the zone.

(3) Cellular telephone facility. [Added 2-15-1995 by L.L. No. 3-1995]

C. Accessory uses (when located on the same lot with the principal uses to which they are accessory).

(1) Off-street parking in accordance with §§ 240-75 through 240-78.

(2) Cabanas, lockers, snack bars and/or pro shops.

(3) Maintenance sheds and/or garages.

(4) Signs as provided in Article XIV of the Building Code. **Editor's Note: See now Ch. 175, Signs.**

(5) Playing fields and courts for baseball, volleyball, basketball and similar sports.

(6) Playgrounds and picnic areas.

(7) No more than one residence for caretakers and staff of a recreational facility consisting of no more than 10 sleeping rooms or three dwelling units.

(8) Cross-country skiing, sledding, ice skating and similar winter sports; however, winter sports using mechanized or motorized equipment is prohibited.

- (9) Child-care facility limited to children of members or guests of the recreational facility and used only while the members or guests are using the recreational facilities.

D. Special requirements.

- (1) The Planning Board shall review the design of all site plans of properties located in this district:
 - (a) So as to preserve to the maximum extent possible wetlands, wetland control areas, flood hazard areas, designated critical environmental areas and other unique natural features, including but not limited to the highest crest of hills, natural rock outcroppings and major tree belts.
 - (b) To ensure that no construction takes place on areas which have slopes greater than 25% prior to any disturbance of the natural contours of the property or on wetland control areas. A slope shall be computed by taking a percentage in which the vertical distance is the numerator and the horizontal distance is the denominator calculated by measuring the vertical rise using two-foot contours, in a thirty-foot horizontal length.
 - (c) To minimize cut and fill; roads should follow natural topography wherever possible.
- (2) There shall be maintained a minimum of 20% of the area of a parcel as a permanent open space. For the purposes of this section, permanent open space shall be an area exclusive of fairways, tees, greens or other areas of active recreational use, which shall be kept undisturbed and in its natural state, including areas designated as wetlands.