

**PROPOSED LOCAL LAW AMENDING CHAPTER 250  
OF THE VILLAGE CODE**

A LOCAL LAW to amend chapter  
250 of the Code of the Village of  
Rye Brook regarding Zoning.

**BE IT ENACTED** by the Board of Trustees of the Village of Rye Brook as follows:

**Section 1:** Chapter 250, Section 7, Subsection (E), Item (6) is hereby added as follows:

(6) 900 King Street Planned Unit Development. The following regulations shall apply within the 900 King Street Planned Unit Development.

(a) Permitted Uses:

[1] Senior living facilities, excluding nursing homes, providing for a range of living accommodations, personal care services, and support facilities, provided that at least one person in each dwelling unit is at least 55 years of age. No senior living facility shall exceed 45 feet in height, calculated by utilizing the weighted average of the building height measured from the finished grade adjacent to the exterior walls of the building, and provided that such building is at least 175 feet from a state road. In recognition of the generally lower impacts from such facilities, the maximum density for senior living facilities shall be as follows: for dwelling units, 11 units per acre; for assisted living facilities, 5 units per acre. The following accessory uses shall be permitted in a senior living facility:

[a] Indoor and outdoor recreation facilities, libraries, food preparation facilities, dining facilities, laundry and linen service facilities, specialty care services, examination rooms, treatment rooms, nursing services, housekeeping services, security facilities, administrative offices, staff facilities, storage and maintenance, chapels, temporary guest lodging facilities, parking facilities, barbershops and beauty parlors, facilities for the sale of sundries, personal articles, newspapers, food and similar convenience products to the residents and such other uses as are customarily associated with and subordinate to the principal permitted uses, excluding nursing homes.

(b) Bulk and Area Requirements for new site plans:

[1] Minimum Lot Size: 15 acres.

- [2] Minimum Yard Dimensions in Feet:
  - [a] Front: 35 feet;
  - [b] Side: 75 feet;
  - [c] Rear: 25 feet;
- [3] Maximum Gross Land Coverage (percentage of land area covered by the combined areas of all buildings, structures, and paved areas): 45%.
- [4] Parking Requirements for senior living facilities:
  - [a] Townhouses (attached and detached single-family and two-family dwelling units): Two spaces per dwelling unit, plus one-half space per dwelling unit for guests;
  - [b] Multi-Family: One space per dwelling unit;
  - [c] Assisted Living Facilities: One-half space per dwelling unit.
- [5] Exterior lighting or other illumination shall be permitted, provided that the light source shall be shielded from any adjacent residence district or public street.
- [6] A detailed specified planting plan to buffer adjoining properties shall be submitted as part of the site plan application.

**Section 2:** This local law shall become effective immediately upon filing with the Office of the Secretary of State.