

**ARTICLE XI  
SUPPLEMENTAL REGULATIONS**

The following supplemental regulations are applicable to all zoning districts within the Town of Northumberland unless otherwise provided herein.

**A. General Performance Standards**

1. Noise: No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which is a nuisance to surrounding inhabitants.
2. Atmospheric Emissions: No dust, dirt, smoke, odor or noxious gases that would not normally be associated with a residential district shall be disseminated beyond the boundaries of any lot in a residential district where any use is located.
3. Glare and Heat: Any outdoor lighting fixture shall be shielded in such a manner that:
  - a. The edge of the shield is below the light source;
  - b. Direct rays from the light source are confined to the immediate area to be illuminated and to the extent practicable confined to the property boundary; and
  - c. Direct rays are prevented from escaping toward the sky.

For the purpose of these provisions, light source includes any refractor, reflector or globe. Outdoor lighting shall be of substantially minimum intensity needed for the particular purpose. No heat shall be produced that is perceptible beyond the boundaries of the lot on which such source is located.

4. Industrial and Commercial Wastes: No solid or liquid wastes, including solvents, greasecutters, paint thinners, oils, pesticides, herbicides, heavy metals, or radioactive materials shall be discharged into any public sewer, common or private sewage disposal system, stream or on or into the ground, except in strict conformance with the standards approved by the NYSDOH and NYSDEC, or with the standards established by any applicable local law or ordinance, or other duly empowered agency. Where more than one (1) standard exists, the most stringent shall apply. Radioactive material shall be stored in compliance with all applicable regulations of NYSDOH, New York State Labor Department, NYSDEC, and the Federal Environmental Protection Agency.

5. Radioactivity or Electromagnetic Disturbance: No activities shall be permitted which emit any radioactivity beyond the building in which such activity is located. No electrical disturbance adversely affecting the operation of any equipment other than that of the generator of such disturbance shall be permitted. No emission or discharge of radioactive gases, liquids or solids shall be permitted. The handling and disposal of radioactive materials or waste by-products, whether or not licensed by the Nuclear Regulatory Commission, shall be conducted only in accordance with the standards established in Title 10, Chapter 1, Part 20, Code of Federal Regulations, "Standards for Protection Against Radiation," as amended, and in accordance with any other applicable laws, regulations or ordinances including those established by the Town of Northumberland.
6. Fire and Explosion Hazards: All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting suppression equipment and devices standard in the industry. All applicable requirements of the New York State Uniform Fire Prevention and Building Code, as well as the provisions of the National Fire Protective Association (NFPA) Code, shall be fully observed. All burning of such waste materials in open fires is prohibited.
7. Maintenance of Developed Lots: All open portions of any developed lot shall have adequate grading and drainage, and shall be continuously maintained in a dust-free and erosion-resistant condition by suitable landscaping with trees, shrubs, grass or other planted ground cover, or by paving with asphalt, concrete, crushed rock or by other material.

**B. Parking Standards and Design**

In all districts, at the time any new building or structure is erected, any existing building or structure enlarged, new or changed use of land or structure established, or subdivision completed, off-street parking and loading space shall be provided in accordance with the minimum standards set forth below. These parking spaces shall be satisfactorily maintained by the owner of the property for each building which, after the date this Ordinance becomes effective, is erected, enlarged, or altered for any use for any of the following purposes. All parking spaces provided pursuant to this Section shall be on the same lot with the building. The Planning Board may require additional off-street parking and loading spaces for any use if the Planning Board finds that the minimum standards are not sufficient.

1. Required Number of Off-Street Parking Spaces: The minimum number of parking spaces stated below shall be required in addition to one (1) parking space for each company vehicle associated with a commercial, business or light industrial use.

a. Residential Uses:

- Single-family dwelling 2 spaces
- Mobile home 2 spaces
- Two-family dwelling 4 spaces
- Boarding or rooming house,  
Bed & Breakfast, Inn 1 space per bedroom plus  
required spaces for resident  
occupants of same and other  
dwelling units

b. General Uses:

- Church or other place of worship,  
meeting hall, membership club,  
auditorium, theater or other place  
of public seating assembly not  
otherwise specified. 1 space per 3 seats or  
50 sq. ft. of seating area  
where fixed seating is not  
provided
- School 1 space per 12 classroom  
seats or the auditorium  
requirements as specified  
above, whichever is greater
- Cultural facility (museum, library),  
art gallery or public/semi  
public use 1 space for each 300 sq. ft.  
of gross floor area plus  
1 space for each employee
- Nursing home 1 space for each  
2 beds

c. Accessory Uses:

- Home occupation 1 space per 250 sq. ft. of  
such use, if customers or  
clients routinely visit the  
use plus 1 space per  
employee, if applicable

d. Business Uses:

- Funeral home 1 space per 3 seats within  
public areas, plus 1 space  
per employee and business-  
related vehicle

- Medical clinic and related health service office 5 spaces per professional, plus 1 space per employee
- General or other professional office 1 space per 300 sq. ft. of gross floor area, plus one space per employee
- Retail business, store or service shop 1 space per 200 sq. ft. of gross floor area, plus one space per employee
- Personal Service Establishment 1 space per 200 sq. ft. of floor area, plus one space per employee
- Hotel or motel 1 space per bedroom plus 10 per 1,000 sq. ft. of gross floor area non-guest room area, plus 1 space per employee
- Restaurant and Tavern 1 space per 3 seats or 50 sq. ft. of floor space available to patrons, whichever is greater, whether such seats or floor area are situated within an enclosed building or outdoor service area plus 1 space per employee

e. Recreational Uses:

- Indoor commercial recreation facility 2 spaces per alley, table, court, or similar measure
- Golf course 220 spaces for 18 holes; 110 spaces for 9 holes
- Park To be determined by the Planning Board upon recognition of park's size and type
- Stable/riding academy 1 space per 2 horse stalls

- Marina 1 space per 1.5 boats dock spaces, plus 1 space per employee

f. Industrial Uses:

- Industry and Manufacturing 1 space per number of employees on largest shift, or 800 sq. ft. gross floor area, whichever is greater, plus 1 space per company vehicle
- Warehouse 1 space per 2 employees and 1 space per company vehicle

g. Miscellaneous

- Kennel 1 space per 10 dogs capable of accommodation plus 1 space per employee
- Airport To be determined by the Planning Board upon recognition of airport's size and type
- Veterinarian Clinic/Hospital 4 spaces per veterinarian plus 1 space per employee
- Day care center 1 space per 4 children (Total children = # of children per session) plus 1 space per employee
- Composting center To be determined by the Planning Board upon recognition of Center's size and type
- Recyclables and transfer center To be determined by the Planning Board upon recognition of Center's size and type

For uses not specifically listed, the requirement shall be the same as for the most similar use listed as determined by the Planning Board at the time

of special permit and/or site plan review, as provided for in Articles IX. and X., respectively, of this Ordinance.

In the case of a combination of uses on a single parcel, the requirement for off-street parking spaces shall be the sum of the requirements for the various individual uses, unless it can be established by the applicant to the satisfaction of the Planning Board that staggered hours of use would permit modification.

Alternative off-street parking standards to those in 1 (a-g), above, shall be accepted by the Planning Board if the applicant demonstrates that such standards better reflect local conditions.

2. Design Standards for Off-Street Parking Spaces:

- a. Areas which may be considered as meeting off-street parking space requirements may include a garage, carport or other properly developed area available for parking;
- b. Parking shall not encroach within fifteen (15) feet of any public right-of-way, side or rear property line, except that if abutting a residential district a minimum of twenty (20) feet separation shall be maintained;
- c. In all districts, each parking space provided shall be at least nine (9) feet wide and eighteen (18) feet long. Parking spaces for the physically handicapped shall measure twelve (12) feet in width. Each space shall have direct and usable driveway access to a street and adequate maneuvering area between spaces;

The average parking lot area per automobile parking space shall not be less than three hundred (300) square feet, including adjacent circulation areas;

- d. All parking areas shall be suitably drained. Except for one or two-family dwellings, parking lot surfacing requirements shall be established by the Planning Board under site plan review, as provided for in Article X. of this Ordinance, with particular consideration given to the number of vehicles accommodated and the proposed intensity and season(s) of use;
- e. All non-residential off-street parking areas shall be designed to eliminate the need to back out onto any public street, road, or highway and where feasible for residential;

