

**TOWN OF NORTH HEMPSTEAD
LOCAL LAW NO. _ OF 2024**

**A LOCAL LAW AMENDING CHAPTER 70 OF
THE TOWN CODE ENTITLED ZONING**

Section 1. Legislative Intent.

The Board finds that it is in the best interest of the Town of North Hempstead to amend Chapter 70 of the Town Code entitled Zoning in order to allow a “municipal or volunteer firehouse” as a permitted use within a Residence AAA District and to establish a firefighter training or emergency medical training facility as a special use within a Residence AAA District.

Section 2.

Article II (Residence AAA District (R-AAA)) of Chapter 70 of the Town Code is hereby amended as follows:

§ 70-5. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this article and for no other:

- A. A single-family detached dwelling.
- B. Church or other building used exclusively for religious purposes.
- C. Agriculture, provided there is no display of harvested products for sale and no advertising on the premises.
- D. Accessory use on the same lot and customarily incidental to any of the above permitted uses, including those specified in Subsections E and F.
- E. Private garage, detached or attached or within the main building.
- F. Other accessory building or structure conforming to the provisions of Article XI.
- G. Professional office of a doctor, dentist, lawyer, teacher, artist, architect, engineer, accountant, ophthalmic dispenser or musician, as defined in § 70-231, provided that the office is located in the dwelling in which said professional person resides.
- H. Outdoor pool, as set forth in § 70-102. [Added 4-28-1987 by L.L. No. 10-1987]
- I. A caretaker unit as defined in §70-231 located within a building or on a property

designated on the National Register of Historic Places, State Register of Historic Places or designated as an individual landmark under Chapter 27 of this Code and having a portion of the building accessible to the public. [Added 9-10-2013 by L.L. No. 4-2013]

J. Municipal or Volunteer Firehouse.

Section 3.

§ 70-5.2 Special Uses

A. A Training Facility for use during firefighting training or emergency medical training may be permitted in a Residence AAA District only when authorized by the Town Board after a public hearing held pursuant to the provisions of Article XXVIII, Special Permits, and in accordance with the general standards set forth in § 70-225B(1) and with the following:

- 1. Live Burn training and FD Motorized Drill Team/Racing Team training is prohibited at these facilities.**
- 2. For purposes of this section the following terms have the following meanings:**
 - a. Training Facility – shall mean a structure utilized for interior and exterior simulations of hands-on fire and emergency medical training, to include but not be limited to drill towers and smoke buildings.**
 - b. FD Motorized Drill Team/Racing Team – shall mean drills, practices or races involving timed completion of tasks related to or simulating common firefighting activities utilizing motorized equipment.**
 - c. Live Burn - shall mean training which utilizes an unconfined open flame or device that can propagate fire to a building or other combustible materials.**

Section 4.

Section 70-231 of Chapter 70 of the Town Code is hereby amended as follows:

For the purpose of this chapter, the terms used herein are defined as follows:

MULTIPLE-FAMILY DWELLING

A residence building accommodating three or more families living independently of each other and allowed to do their own cooking on the premises.

MUNICIPAL OR VOLUNTEER FIREHOUSE

A building or location for the storage, staging, preparation, and maintenance of vehicles and equipment operated by a duly recognized Municipal or Volunteer Fire Company, Fire Department or Fire District for use by on-call firefighters and emergency medical service personnel.

NEW CASSEL URBAN RENEWAL AREA

The area identified by the Town Board of the Town of North Hempstead for the undertaking of urban renewal activities pursuant to the New Cassel Urban Renewal Plan.

Section 5.

This Local Law shall take effect immediately upon filing with the Secretary of State.