

Local Law № 4 of 2024

A LOCAL LAW AMENDING CHAPTER 335 OF THE VILLAGE OF ELMSFORD ENTITLED “ZONING” TO ADD A NEW DEFINITION, “SELF-STORAGE FACILITY” TO SECTION 335-3 THEREOF, AND BY ADDING A NEW SECTION 335-29 ENTITLED “SELF-STORAGE FACILITY.”

BE IT ENACTED by the Board of Trustees of the Village of Elmsford, New York, as follows:

Section 1. Section 335-3.B. of the Code of the Village of Elmsford is hereby amended by adding in alphabetical order, “Self-Storage Facility” as a new defined term therein to read as follows:

“SELF-STORAGE FACILITY

A moving or storage office, or a warehouse establishment, for the purpose of storing personal property, subject to the following:

- (1) Such facilities shall be partitioned into individual, securely subdivided space for lease; and
- (2) Such facilities shall consist of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and
- (3) Such facilities are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis; and
- (4) Only dead storage activities shall be permitted in such facilities. For the purposes of this definition, "dead storage" shall mean the keeping of goods not in use and not associated with any office, retail or other business activity conducted on the premises. Conducting an office, retail or other business use or sales from a storage unit shall be prohibited. One office facility shall be permitted within the site in appropriately designed structures. Accessory storage areas not connected to the main structure shall be permitted; and
- (5) Outside storage shall be prohibited. Storage of all property shall be inside a building. Vehicle parking shall be provided for tenants and employees only while they are on the premises; and

- (6) The storage in such facilities of hazardous materials including but not limited to gasoline or other volatile petroleum products, radioactive materials, explosives and flammable or hazardous chemicals, and e-batteries shall be prohibited, and the operator of the self-storage facility shall include a provision to that effect in any lease used to rent the storage units; and
- (7) Plantings and landscaping shall be provided in all yards facing public roadways and shall both screen and visually interrupt the linear extent of the buildings so as to reduce the appearance of massive structures. Site lighting shall be provided and shall be directed or shielded to prevent glare on adjacent properties or roadways; and
- (8) The following dimensional requirements shall apply to all self-storage facilities:

Data	Permitted/Required
Lot Area	Min. 0.5 acres
Min. Width	100 feet
Min. Depth	100 feet
Min. Frontage	100 feet
Buffers	Per Chapter 237 Buffers
Front yard	10 feet
Min. Side Yard	0 feet
Min. Rear Yard	0 feet
Max. Building Height	5 stories/70 feet

Section 2. Section 335-9 of the Code of the Village of Elmsford is hereby amended by adding the following to the end thereof:

- “Q. Self-storage facilities limited to the following areas of the Village’s Business Districts:
- (1) west of the Saw Mill River Parkway;
 - (2) north of I-287;
 - (3) east of the Sprain Brook Parkway; and
 - (4) south of Vincent Street.”

Section 3. Section 335-10.1.A(4)(n) of the Code of the Village of Elmsford is hereby amended to read as follows:

“Self-storage facility subject to § **335-23**.”

Section 4. Section 335-11 of the Code of the Village of Elmsford is hereby amended by adding the following to the end thereof:

“D. Self-storage facilities limited to the Light Industrial District located north of I-287.”

Section 5. Section 335-12 of the Code of the Village of Elmsford is hereby amended by adding a new section 335-12.B.(1).(c) to read as follows:

“Self-storage facilities.”

Section 6. Section 335-19.F.(1) of the Code of the Village of Elmsford is hereby amended by adding thereto the following under the noted headings:

“Building or Use	One Unit for Each of the Following
Self-storage facility	Minimum three; 1 per 11,500 square feet floor area.”

Section 7. Section 335-19.F.(2) of the Code of the Village of Elmsford is hereby amended by adding thereto the following:

“(c) Self-storage facility, one loading space per first 40,000 square feet floor area.”

Section 8. Severability

If any clause, sentence, paragraph, section or part of this Local Law is declared by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to said clause, sentence, paragraph, section or part of this Local Law.

Section 9. Effective Date

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Municipal Home Rule Law.