

**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” to permit accessory retail use in the Planned Industrial Park District under certain circumstances, when that use is accessory and incidental to the principal use.

**Section 2.**

Article XVIII (Planned Industrial Park District) of Chapter 70 of the Town Code is hereby amended as follows:

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§ 70-152 Accessory uses.  
[Added 1-30-1973]

- A. ~~[Employee restaurants and employee cafeterias, provided that such uses shall be located within the main building of the use served.]~~ **Uses clearly accessory and incidental to principal uses permitted in the Planned Industrial Park District, except that accessory buildings or outdoor storage of materials or equipment shall not be permitted.**
- B. ~~[Uses clearly accessory and incidental to principal uses permitted in the Planned Industrial Park District, except that accessory buildings or outdoor storage of materials or equipment shall not be permitted.]~~ **For all uses authorized under § 70-150:**
- (1) Employee restaurants and employee cafeterias, provided that such uses shall be located within the main building of the use served.**
- (2) Accessory retail use provided the retail goods are manufactured, processed, assembled, or warehoused on the premises, in accordance with the following:**
- (a) The area devoted to the retail use, including the sales area, shall not exceed 10% of the gross floor area of the particular tenant space or 1,000 square feet, whichever is less. In no case shall a building have more than 1,000 square feet of accessory retail in total.**
- (b) No food preparation is permitted. All food must be prepackaged for off-site consumption only; no warming, heating, or cooking except coffee, tea, or cocoa.**

**(c) Branded merchandise or associated goods incidental to the retail goods being sold shall be permitted.**

**(d) Hours are limited to the operating hours of the primary use.**

**C. For all uses authorized under §70-151(B), retail and retail food use accessory and incidental to the primary use may be provided, in accordance with the following:**

**(1) Retail food use, as defined in §70-231, shall comply with the provisions of §70-203(W).**

**(2) The area devoted to the retail use and retail food use, including the sales area, shall not exceed 10% of the gross floor area of the particular tenant space or 1,000 square feet, whichever is less. In no case shall a building have more than 1,000 square feet of accessory retail in total.**

**(3) Hours are limited to the operating hours of the primary use.**

[C] **D.** For all uses authorized under § 70-151(C):

[Added 9-9-2008 by L.L. No. 8-2008; amended 5-13-2014 by L.L. No. 8-2014]

(1) Meeting/conference rooms or exhibit area may be provided not to exceed 4,000 square feet.

(2) A restaurant/bar/lounge may be provided not to exceed 2,500 square feet.

(3) Pools/saunas, exercise rooms and business/computer centers, provided they are accessible only to registered guests.

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### **Section 3.**

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