

§ 249-27.1 Light Enterprise District.

[Added 7-26-2007 by L.L. No. 15-2007]

A.

Purpose. The Light Enterprise District is intended primarily to accommodate research- and development-oriented industries as well as distribution and manufacturing uses which do not include adverse effects from smoke, noise, odors, dust and dirt. This district is designed to attract and encourage uses that generally do not require processes associated with heavy industry and large-scale production. This district is also intended to accommodate several different forms of adult uses which serve as an outlet for free expression in the Town of Wallkill while also protecting the health, safety and general welfare of the community by mitigating the potential adverse secondary effects of such uses, as further regulated in Chapter **59** of the Town Code of the Town of Wallkill.

[Amended 7-31-2008 by L.L. No. 9-2008]

B.

Permitted uses.

(1)

Financial institutions.

(2)

Offices.

(3)

Public uses.

(4)

Religious institutions.

C.

Special permit uses.

(1)

Adult entertainment uses, subject to the further requirements of Town Code Chapter **59**, entitled "Adult Entertainment," including, without limitation, Article **I** thereof, entitled "Locational Restrictions."

[Added 7-31-2008 by L.L. No. 9-2008¹⁴]

[1]

Editor's Note: This local law also redesignated former Subsection C(1) through C(18) as Subsection C(2) through C(19), respectively.

(2)

Car washes.

(3)

Commercial recreation.

(4)

Day care and nurseries.

(5)

Eating and drinking establishments.

(6)

Funeral parlors and mortuaries.

(7)

Gasoline filling and service stations.

(8)

Hospitals.

(9)

Hotels/motels.

(10)

Manufacturing and production, light.

(11)

Motor vehicle sales and rental establishments.

(12)

Motor vehicle repair establishments

Retail.

(14)

Research facilities.

(15)

Self storage.

(16)

Service and repair shops.

(17)

Veterinary hospitals.

(18)

Warehouses.

(19)

Wholesale establishments.

D.

Accessory uses and structures. Accessory uses that are customarily incidental to an allowed principal use may be allowed in this district and must comply with the regulations and standards of this chapter. All accessory structures shall be subject to the same area and bulk requirements as are required for principal structures within such districts.

E.

Area and bulk requirements. Please note that the following table represents the baseline requirements, and in some cases, additional standards may apply (e.g., special permit uses or through overlay districts).

Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)
40,000	150	200	50	20 ¹	50	35

NOTES:

¹ 20 feet or equal to the height of the building, whichever is greater.

F.

Outdoor storage of building supplies, raw material or equipment.

(1)

In no case shall the material be stored so as to exceed the height of any wall or fence.

(2)

Liquids may be stored in underground tanks subject to all appropriate provisions of the Fire and Building Codes.^[2]

[2]

*Editor's Note: See Ch. **82**, Building Construction, and Ch. **122**, Fire Prevention.*

G.

Mandatory buffer of preexisting residential structures.