

- (g) Storage: There shall be no storage of flammable, hazardous or toxic liquids, materials or wastes of any kind, and there shall be no outside storage of any kind. **[Amended 11-14-2016 by L.L. No. 16-2016]**

(14) Solar farms. (See Article VIA.) **[Added 12-11-2017 by L.L. No. 11-2017]**

D. Distance from farm buildings:

- (1) Minimum distance between new residential buildings and existing major farm buildings shall be no less than 250 feet unless occupied by a farm owner, family or employees.
- (2) The purpose of this district is to keep good farmlands in production as long as possible while providing an overflow area for residential development once all other zones are built up. The larger rear yard requirement is designed to provide a buffer between residential and possible agricultural activities.

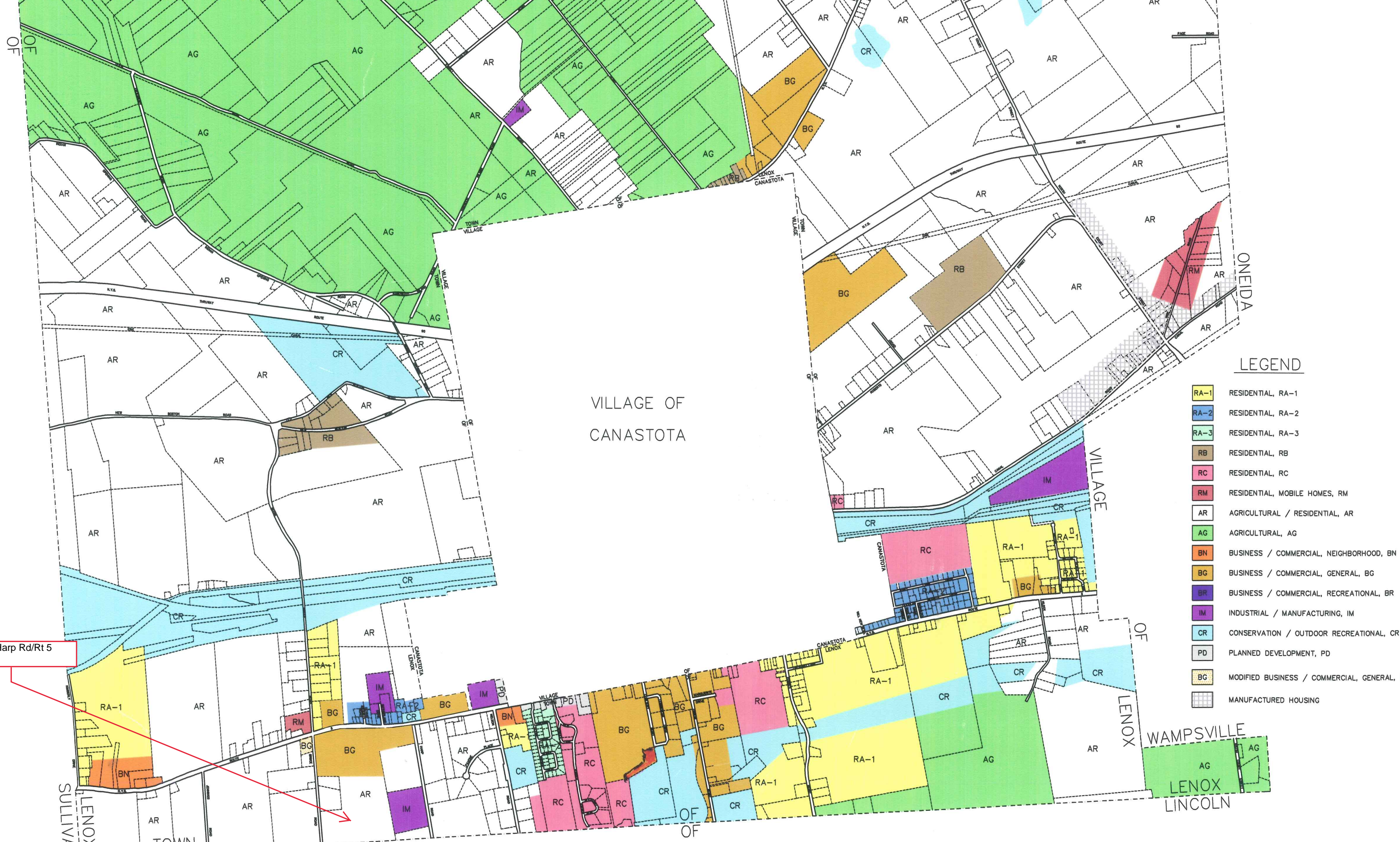
§ 134-16. Business/Commercial, General District, BG.

A. The following principal uses are permitted with site plan approval:

- (1) Shopping center, including department stores and retail shops.
- (2) Retail store.
- (3) Business office.
- (4) Personal service.
- (5) Stores and shops.
- (6) Restaurants or other places for serving food and beverages.
- (7) Banks and financial institutions.
- (8) Hospitals, veterinary hospitals.
- (9) Mortuary, funeral homes.
- (10) Public utility office and stations.
- (11) Hotel, motel, tourist homes.
- (12) Office buildings for executive, engineering and administrative purposes.
- (13) Scientific or research laboratories devoted to research, design and experimentation where processing and manufacturing are incidental to research.
- (14) Enclosed warehouse or wholesale use.
- (15) Enclosed service and repair shops.
- (16) Enclosed recreational business facilities such as movie theaters, bowling

alleys, skating rinks.

- B. The following accessory uses are permitted:
- (1) Off-street parking.
 - (2) Private or public garage space for storage of commercial vehicles used in conjunction with a permitted business use.
 - (3) Ground-mounted solar energy systems (subject to the granting of special use permit/site plan). (See Article VIA.) **[Added 12-11-2017 by L.L. No. 11-2017]**
- C. The following uses may be permitted with a special use permit:
- (1) Outdoor recreation businesses, such as miniature golf.
 - (2) Motor vehicle service and gas stations.
 - (3) Public garages.
 - (4) Motor vehicle repair shops.
 - (5) Other neighborhood retail business uses, upon recommendation of the Planning Board that such use is of the same general character as those permitted and that it will not be detrimental to the other uses within the district or to the adjoining land use.
 - (6) Pet cemeteries.
 - (7) Kennels.
 - (8) Transmission towers. (See § 134-52.1.) **[Added 7-8-1996 by L.L. No. 3-1996]**
 - (9) Church and education institution. A special use permit application for a church or education institution shall be reviewed only for the public's health, safety, welfare and morals, all of which are presumed. **[Added 9-14-2015 by L.L. No. 1-2015]**
 - (10) A real property owner who is also the business owner may reside on the property where the business is located. The Town of Lenox Planning Board may deny the special use permit if deemed inappropriate. The permit shall not survive a change of property ownership or business. **[Added 9-14-2015 by L.L. No. 2-2015]**
- D. Site plan approval by the Planning Board is required for all uses in this zone.
- E. This district makes provision for a neighborhood, Town or regional shopping and business center. Existing districts form areas which may be expanded in the future to accommodate growth of business and commerce.



Bruce and Harp Rd/Rt 5 parcel

LEGEND

- RA-1 RESIDENTIAL, RA-1
- RA-2 RESIDENTIAL, RA-2
- RA-3 RESIDENTIAL, RA-3
- RB RESIDENTIAL, RB
- RC RESIDENTIAL, RC
- RM RESIDENTIAL, MOBILE HOMES, RM
- AR AGRICULTURAL / RESIDENTIAL, AR
- AG AGRICULTURAL, AG
- BN BUSINESS / COMMERCIAL, NEIGHBORHOOD, BN
- BG BUSINESS / COMMERCIAL, GENERAL, BG
- BR BUSINESS / COMMERCIAL, RECREATIONAL, BR
- IM INDUSTRIAL / MANUFACTURING, IM
- CR CONSERVATION / OUTDOOR RECREATIONAL, CR
- PD PLANNED DEVELOPMENT, PD
- BG MODIFIED BUSINESS / COMMERCIAL, GENERAL, BG
- MANUFACTURED HOUSING

TOWN OF LENOX ZONING MAP

PREPARED BY MYERS & ASSOCIATES

127 PETERBORO STREET
CANASTOTA, NEW YORK