

§ 211-17. BP, BR and BG Business Districts. [Amended 4-15-2021 by L.L. No. 1-2021]

A. Professional Office District (BP).

- (1) Permitted principal uses.
 - (a) Offices of health care professions licensed by the State of New York, including but not limited to those of veterinarians, physicians, dentists or other health care professionals.
 - (b) Offices, including but not limited to those of lawyers, architects, engineers, accountants, real estate brokers, insurance agents, travel agents or sales or manufacturer's representatives.
 - (c) Data processing or computer service centers which do not include retail sales.
 - (d) Research or testing laboratories.
 - (e) Group instruction facilities, provided that not more than 10 clients are present at said facilities at any one time.
- (2) Permitted accessory uses.
 - (a) Electric vehicle charging points in accordance with the provisions of § 211-38.
- (3) Special permit uses.
 - (a) The following uses may be permitted upon application to and with the approval of the Town Board pursuant to § 211-65A:
 - [1] Group instruction facilities for more than 10 clients at any one time.
 - (b) The following uses may be permitted upon application to and with the approval of the Board of Zoning Appeals pursuant to § 211-65A:
 - [1] Churches or other places of worship.
 - [2] Day-care centers.
 - [3] Funeral homes, including floor space for residential occupancy by a custodian or mortician.
 - [4] Salons.
- (4) Development regulations. Area, setback, lot coverage and landscaping regulations are contained in Table III.¹ Parking, fence and sign regulations are contained in Articles V, VI and VII, respectively.

1. Editor's Note: Said table is included as an attachment to this chapter.

B. Restricted Business District (BR).

- (1) Permitted principal uses.
 - (a) All permitted principal uses specified for the BP District.
 - (b) Service uses, including, but not limited to, salons, laundromats or dry-cleaning pickup stations, banks, tailors, and other similar uses.
 - (c) Retail uses, including, but not limited to, grocery stores, pharmacies, hardware stores, delicatessens or bakeries, liquor stores, clothing stores, and other similar uses.
 - (d) Group instruction facilities.
 - (e) Day-care centers.
 - (f) Commercial recreation facilities.
 - (g) Galleries, museums, and other similar uses.
- (2) Permitted accessory uses.
 - (a) Outdoor storage or display of goods, merchandise or materials in accordance with the regulations established in § 211-28.
 - (b) Electric vehicle charging points in accordance with the provisions of § 211-38.
- (3) Special permit uses.
 - (a) The following uses may be permitted upon application to and with the approval of the Town Board pursuant to § 211-65A:
 - [1] Restaurants.
 - [2] Bars, taverns and nightclubs.
 - [3] Hotels.
 - (b) The following uses may be permitted upon application to and with the approval of the Board of Zoning Appeals pursuant to § 211-65A:
 - [1] Schools.
 - [2] Churches or other places of worship.
 - [3] Funeral homes, including floor space for residential occupancy by a custodian or mortician.
 - [4] Fuel dispensing stations as defined in § 211-5, and in accordance with the regulations established in § 211-37.
 - [5] Motor vehicle service stations in accordance with the regulations

established in § 211-39.

- (4) Development regulations. Area, setback and lot coverage regulations are contained in Table III.² Parking, fence and sign regulations are contained in Articles V, VI and VII, respectively.

C. General Business District (BG).

(1) Permitted principal uses.

- (a) All permitted principal uses specified for the BP and BR Districts.
- (b) Hotels.
- (c) Funeral homes, including floor space for residential occupancy by a custodian or mortician.

(2) Permitted accessory uses.

- (a) Outdoor storage or display of goods, merchandise or materials in accordance with the regulations established in § 211-28.
- (b) Electric vehicle charging points in accordance with the provisions of § 211-38.

(3) Special permit uses.

- (a) The following uses may be permitted upon application to and with the approval of the Town Board pursuant to § 211-65A:

- [1] Restaurants.
- [2] Bars, taverns and nightclubs.

- (b) The following uses may be permitted upon application to and with the approval of the Board of Zoning Appeals pursuant to § 211-65A:

- [1] Schools.
- [2] Churches or other places of worship.
- [3] Fuel dispensing stations as defined in § 211-5, and in accordance with the regulations established in § 211-37.
- [4] Motor vehicle service stations in accordance with the regulations established in § 211-39.
- [5] Motor vehicle dealerships as defined in § 211-5.
- [6] Outdoor storage or display of motor vehicles or trailers.
- [7] Outdoor storage of disabled, unlicensed or dismantled vehicles.

2. Editor's Note: Said table is included as an attachment to this chapter.

- [8] Self-service storage facilities, provided such facilities are located within existing buildings, do not exceed 25% of the total gross floor area on a lot or business center, and meet the following criteria:
 - [a] Storage units shall be climate-controlled.
 - [b] Storage units shall only be accessible to customers from a common point of controlled building access.
 - [c] Hours of operation shall be subject to approval by the Board of Zoning Appeals.
- [9] Manufacture, assembly or processing of the following products, provided such use is located within existing buildings and does not exceed 25% of the total gross floor area on a lot or business center:
 - [a] Scientific, medical, dental, optical, photographic, electronic, electrical, mechanical or tool and die equipment or instruments, or components thereof.
 - [b] Medical, dental or pharmaceutical supplies.
 - [c] Plastic products, but not including manufacture of plastics.
 - [d] Business and office equipment.
 - [e] Furniture and cabinets.
 - [f] Food or beverage products, but not including canning or freezing of food products, or slaughtering and packing of meat.
 - [g] Other similar products.
- (4) Development regulations. Area, setback and lot coverage regulations are contained in Table III.³ Parking, fence and sign regulations are contained in Articles V, VI and VII, respectively.

3. Editor's Note: Said table is included as an attachment to this chapter.