

Town of Yorktown, NY
Monday, October 21, 2024

Chapter 300. Zoning

Article XXIX. Country Commercial Business District

§ 300-237. Permitted main uses.

Permitted main uses:

- A. ^[1]Stores or shops for the conduct of retail and service retail businesses, excluding drycleaners, laundromats and automotive related uses.
[1] Editor's Note: Former Subsection A, allowing bed-and-breakfast establishments as a permitted main use, was repealed 5-2-2006 by L.L. No. 9-2006. This local law also redesignated former Subsections B through G as A through F, respectively.
- B. Stores or shops for the sale of crafts, such as jewelry, glass, or ceramics, or antiques with associated workshops, where workshops shall be limited to a maximum of 2,000 square feet and be accessory to the main retail use.
- C. Apartments above first-floor commercial uses.
- D. Banks, excluding drive-up window.
- E. Restaurants and other places serving food and beverages, excluding drive-in or drive-through facilities.
- F. Offices, professional offices, medical offices and government offices.

§ 300-238. Permitted accessory uses.

Permitted accessory uses:

- A. Off-street parking and loading areas.
- B. Garage or workshop buildings.

§ 300-238.1. Special permit uses.

[Added 9-4-2018 by L.L. No. 1-2018]

- A. Multifamily dwelling units shall be allowed by special permit of the Planning Board in the Country Commercial Zone in accordance with the provisions of § **300-28** through § **300-36** under the following standards:
 - (1) The minimum bulk and dimensional regulations shall be in accordance with § **300-241**, except for the following:
 - (a) The minimum lot area shall be 20,000 square feet.

- (b) The minimum lot width at main building line shall be 100 feet.
 - (c) The minimum lot depth shall be 100 feet.
 - (d) The maximum allowable density shall be one dwelling unit per 7,500 square feet of gross lot area.
 - (e) Appropriate and adequate refuse enclosures are required. The Planning Board shall determine the number, size, and locations of refuse enclosures, which shall be shown on the site plan.
- (2) Required off-street parking spaces shall be in accordance with § **300-246**, Parking Spaces shall be permanently paved and marked and, if illuminated, shall be lit in a manner which will not disturb the adjoining property owners.
 - (3) The Planning Board may require screen planting or decorative fencing to screen and buffer adjoining properties. There shall be no outdoor storage permitted on the lot in question.
 - (4) Accessory structures and uses are permitted provided they are customarily incidental to a residential use.
 - (5) All other requirements of the underlying Country Commercial Zone shall apply. Each application shall include a site plan in accordance with Chapter **195**, Land Development, and the Board may require such other supporting documentation and plans it deems necessary. The architectural treatment of any existing or new building shall be in conformity with the existing architectural concepts in effect in the immediate area.
 - (6) Under this special permit section, mixed-use developments are not allowed.