

§ 208-39. Restricted Business District. [Amended 10-26-1994 by L.L. No. 7-1994 ; 9-23-1998 by L.L. No. 2-1998 ; 7-26-2006 by L.L. No. 4-2006 ; 6-9-2010 by L.L. No. 4-2010 ; 3-9-2011 by L.L. No. 2-2011 ; 4-24-2019 by L.L. No. 2-2019 ; 3-8-2023 by L.L. No. 1-2023]

- A. Uses permitted in the restricted business district. The following uses shall be permitted when conducted within a completely enclosed building:
- (1) Administrative, banking, professional or executive offices, but not including retail sales, or any use first permitted in any Commercial or Industrial District unless specifically permitted. Banks are permitted to have drive-in tellers and automated teller machines (ATMs) if at least 10 stacking spaces are provided for each. When located in a Town-designated historic district, as identified on the official Town Zoning Map,¹ drive-in tellers and drive-up automated teller machines require the granting of a special permit from the Town Board. Drive-in tellers and drive-up automated teller machines are subject to the additional standards for drive-through facilities in historic districts in § 208-54E.
 - (2) The following uses for treatment and care of human beings, including but not limited to medical buildings consisting of offices or clinics for physicians, osteopaths, dentists, chiropractors, chiropodists, podiatrists, opticians and optometrists.
 - (3) Public buildings and grounds (see § 208-8, Definitions).
 - (4) Meeting rooms for private clubs, lodges or fraternal organizations.
 - (5) Fire station and/or ambulance service headquarters.
 - (6) Hotels or motels (see § 208-45).
 - (7) As an accessory use to any of the above, a restaurant, newsstand, barbershop, hairdresser, pharmacy, storage or other incidental personal service in connection with a permitted use, but only when conducted and entered from within the building, provided that no exterior display or advertising shall be made of such use.
 - (8) As an accessory use to any of the above, a club swimming pool, provided that such pool is located entirely within an enclosed building. Outdoor pools may be granted by the Board of Appeals upon application for a special permit. The Board shall apply the provisions of § 208-54 hereof as well as any other standards deemed necessary or proper to protect neighboring properties.
 - (9) Veterinary office and/or kennels, provided that there is no outside keeping of animals and adequate soundproofing is provided so that the ambient sound level at the property boundaries is not elevated more than 10 decibels on the A-weighted scale as measured at a fast response with an instrument satisfying the requirements of American National Standards Institute (ANSI) S1.2-1983 and a special permit is granted by the Board of Appeals. The Board shall apply the provisions of § 208-54 hereof as well as any other standards deemed necessary or proper to protect the neighboring properties.

1. Editor's Note: The Zoning Map is on file in the Town offices.

- (10) All uses first permitted in a Mixed Use District, as regulated by § 208-43.
 - (11) Light manufacturing (including incidental warehousing), research and development, servicing of merchandise and product assembly entirely within an enclosed building. Such uses shall not alter the character of the building or surrounding properties and not create and emit fumes, gases, smoke, vapor, dust, noise or other nuisances to adjacent lands.
- B. Regulation of permitted uses shall be as provided in § 208-42 of this chapter.