

any other separate lot, building, group of buildings, or a differently zoned lot by a minimum of 30 feet.

§ 110-19 CL Limited Commercial District.

[Amended 12-7-1987 by L.L. No. 9-1987; 11-16-1987 by L.L. No. 11-1987; 8-14-1989 by L.L. No. 8-1989; 4-16-1990 by L.L. No. 4-1990; 5-24-1993 by L.L. No. 5-1993; 6-15-1998 by L.L. No. 3-1998; 4-21-2003 by L.L. No. 2-2003]

- A. Purpose and intent. The CL District is intended to provide for a wide range of commercial, Village service and limited light industrial uses with low to moderate traffic generation characteristics.
- B. Permitted uses. No building or premises shall be used, and no building shall be erected, altered or added to, unless otherwise provided in this chapter, except for the following:

(1) Principal uses.

(a) (Reserved)^[1]

[1] *Editor's Note: Former Subsection B(1)(a), allowing shopping centers on lots of 80,000 square feet or greater as a principal use, was repealed 10-7-2003 by L.L. No. 9-2003.*

- (b) Stores and shops for the conduct of retail business, not to exceed 60,000 square feet of gross floor area, on lots of 20,000 square feet or greater.
- (c) Personal service establishments on lots of 20,000 square feet or greater.
- (d) Restaurants, excluding drive-up facilities, other than cabarets, on lots of 20,000 square feet or greater.
- (e) Administrative, business and professional offices.
- (f) Banks.
- (g) Counter drop-off dry cleaners and laundries, not to exceed 2,500 square feet of gross floor area.
- (h) Laundromats or wash-and-folds, not to exceed 4,000 square feet of gross floor area.
- (i) Governmental uses.
- (j) Educational and training facilities.
- (k) Funeral homes.
- (l) Service establishments, such as small appliance and electronic stores, photocopy shops and mailing service establishments, on lots of 20,000 square feet or greater.
- (m) Printing and publishing.
- (n) Retail sale and accessory storage of building, builder and household materials, not to exceed 60,000 square feet of gross floor area, in accordance with the provisions of Article V of this chapter.
- (o) Physical training studios, in either classes or individual instruction format, including studios for dance, karate, fitness, and organized athletic activities for children.
[Added 10-7-2003 by L.L. No. 9-2003]

(2) Special permit uses.

- (a) Places of religious worship, including parish houses, rectories and the like and also including religious schools.
- (b) Amusement device arcades, subject to the following conditions:

[1] No such amusement device arcade shall be located nearer than 200 feet to any residential district.

[2] Any such amusement device arcade shall provide for the storage of bicycles in such a manner so that said bicycles shall not be visible from the street and/or sidewalk abutting the location of said amusement device arcade, which such storage shall not interfere with the normal and safe usage of sidewalks, entranceways and walkways, both within and outside the premises. Such storage shall, at a minimum, accommodate one bicycle for each four amusement devices located in such arcade.

[3] A minimum of 30 square feet of building floor area shall be required for each amusement device.

- (c) Gasoline stations, automotive and equipment service and automobile repair shops, subject to the requirements set forth in Article V of this chapter.

- (d) The sale and rental of motor vehicles, subject to the requirements set forth in Article V of this chapter.
- (e) Radio and television stations or studios, excluding exterior broadcasting antennas and satellite dishes.
- (f) Public utility facilities, excluding utility garages and storage yards, which are needed to serve properties within the Village, subject to a determination by the Village Board of Trustees that no other reasonable location in a less restricted district can be utilized for the purposes contemplated and subject, further, to such conditions as the Planning Board may deem to be appropriate for the protection of adjoining uses and for the character of the district. All parking and service areas connected with such use shall be screened from the view of all adjoining and neighboring residential properties. The site plan shall be subject to approval by the Planning Board, in accordance with the provisions of § 110-45 of this chapter.
- (g) Tier 3 solar energy systems, subject to the provisions of Articles V and IX of this chapter.
[Added 11-19-2018 by L.L. No. 6-2018]

(3) Accessory uses.

(a) Off-street parking and loading in accordance with the provisions of Article IV of this chapter.

(b) Tier 1 solar energy systems.

[Added 11-19-2018 by L.L. No. 6-2018^[2]]

[2] *Editor's Note: This local law also redesignated former Subsection B(3)(b) as Subsection B(3)(c).*

(c) Other customary accessory uses incidental to the principal use.

C. Development regulations. Each site in the CL District shall be subject to the following development regulations:

- (1) Minimum net lot area: 10,000 square feet.
- (2) Maximum building coverage: 30%.
- (3) Maximum development coverage: 80%.
- (4) Minimum lot width: 100 feet.
- (5) Minimum building setback:

Location	Lot Line Abutting Nonresidential District	Lot Line Abutting Residential District
Front	20 feet	20 feet
Rear	10 feet	30 feet
Side	10 feet	30 feet

(6) Buffer:

(a) Abutting a nonresidential lot:

[1] Front: 20 feet.

[2] Rear: five feet.

[3] Side: five feet.

(b) Abutting a residential lot:

[1] Front: 20 feet.

[2] Rear: 10 feet.

[3] Side: 10 feet.

(7) Maximum height of principal structure: 2 1/2 stories or 35 feet, whichever is less.

§ 110-19.1 CL-1 Mixed Use Residential and Commercial District.

[Added 4-29-2019 by L.L. No. 1-2019]

A. Purpose and intent. The CL-1 District is intended to provide for a mix of commercial, Village service, and residential uses with low to moderate traffic generation characteristics.

B. Permitted uses. No building or premises shall be used, and no building shall be erected, altered or added to, unless otherwise provided in this chapter, except for the following:

(1) Principal uses.

- (a) Stores and shops for the conduct of retail business, not to exceed 6,000 square feet of gross floor area, on lots of 10,000 square feet or greater.
- (b) Personal service establishments on lots of 10,000 square feet or greater.
- (c) Restaurants, excluding drive-up facilities, other than cabarets, on lots of 20,000 square feet or greater.
- (d) Administrative, business and professional offices.
- (e) Banks.
- (f) Counter drop-off dry cleaners and laundries, not to exceed 2,500 square feet of gross floor area.
- (g) Laundromats or wash-and-folds, not to exceed 4,000 square feet of gross floor area.
- (h) Governmental uses.
- (i) Educational and training facilities.
- (j) Funeral homes.
- (k) Service establishments, such as small appliance and electronic stores, photocopy shops and mailing service establishments, on lots of 10,000 square feet or greater.
- (l) Printing and publishing.
- (m) Retail sale and accessory storage of building, builder and household materials, not to exceed 6,000 square feet of gross floor area, in accordance with the provisions of Article V of this chapter.
- (n) Physical training studios, in either classes or individual instruction format, including studios for dance, karate, fitness, and organized athletic activities for children.
- (o) Townhouses.
- (p) Contractors.

(2) Special permit uses.

- (a) Places of religious worship, including parish houses, rectories and the like and also including religious schools.
- (b) Radio and television stations or studios, excluding exterior broadcasting antennas and satellite dishes.
- (c) Public utility facilities, excluding utility garages and storage yards, which are needed to serve properties within the Village, subject to a determination by the Village Board of Trustees that no other reasonable location in a less restricted district can be utilized for the purposes contemplated and subject, further, to such conditions as the Planning Board may deem to be appropriate for the protection of adjoining uses and for the character of the district. All parking and service areas connected with such use shall be screened from the view of all adjoining and neighboring residential properties. The site plan shall be subject to approval by the Planning Board, in accordance with the provisions of § 110-45 of this chapter.

(3) Accessory uses.

- (a) Off-street parking and loading in accordance with the provisions of Article IV of this chapter.
- (b) Other customary accessory uses incidental to the principal use.

C. Development regulations. Each site in the CL-1 District shall be subject to the following development regulations:

- (1) Minimum net lot area: 10,000 square feet.
- (2) Maximum building coverage: 30%.
- (3) Maximum development coverage: 80%.
- (4) Minimum lot width: 100 feet.
- (5) Minimum building setback.

Location	Lot Line Abutting Nonresidential	Lot Line Abutting Residential District
	District (feet)	
Front	20	20
Rear	10	30
Side	10	30

(6) Buffer.

(a) Abutting a nonresidential lot:

[1] Front: 20 feet.

[2] Rear: five feet.

[3] Side: five feet.

(b) Abutting a residential lot:

[1] Front: 20 feet.

[2] Rear: 10 feet.

[3] Side: 10 feet.

(7) Maximum height of principal structure: 2 1/2 stories or 35 feet, whichever is less.

(8) Townhouses shall be arranged and comply with the following development standards:

(a) Minimum gross site area: 7,500 square feet.

(b) This minimum 7,500-square-foot lot may be subdivided into smaller, fee simple, lots that must meet the following standards for townhouse buildings:

[1] Minimum lot area per townhouse unit: 2,500 square feet.

[2] Maximum building coverage: 35%.

[3] Maximum development coverage: 65%.

[4] Minimum lot depth: 100 feet.

[5] Minimum lot width: 25 feet

[6] Minimum building setback:

[a] Front: 20 feet.

[b] Rear: 25 feet.

[c] Side: none.

[7] Maximum building setback:

[a] Front: 30 feet.

[8] Maximum height of principal structure: three stories or 35 feet.

[9] There shall not be more than six townhouse units in a row of buildings. To allow for adequate space for driveways onto the site and parking in the rear of townhouse buildings, each group of six units shall be separated from any other separate lot, building, group of buildings, or a differently zoned lot by a minimum of 30 feet.

§ 110-20 OG General Office District.

[Amended 11-16-1987 by L.L. No. 11-1987; 4-16-1990 by L.L. No. 4-1990; 5-24-1993 by L.L. No. 5-1993; 6-15-1998 by L.L. No. 3-1998; 4-21-2003 by L.L. No. 2-2003]

A. Purpose and intent. The OG District is intended to provide for a relatively high intensity of office uses with good access to major roads. This district is not intended to provide for retail sales as a principal use.