

3. It is the concept and intent of this zoning district that no residential structures will be built on the East side of River Road.

B. Nonresidential Uses and Structures.

1. Nonresidential use of this property will not be permitted.

ARTICLE IX

GENERAL COMMERCIAL DISTRICT

§ 100-22 General Commercial (C).

A. Purpose and Intent.

This district is intended to provide a full range of wholesale, retail, personal, professional and office services in a well-designed setting. It is primarily to serve as a commercial extension of the City of Auburn and the Cayuga County IDA property and is intended to serve residents throughout the Town. This area will be served by existing public water and sewer infrastructure or will be required to install the infrastructure necessary to serve proposed operations. Uses in this area will rely on adequate access to the state highway system in specified locations via an internal system of local roads and private driveways to accommodate employee and business-oriented trips. The district is intended to be situated along State Route 5 and 20 on sites that provide sufficient area for buffering from adjoining residential or agricultural land uses.

1. Uses permitted by right with building permit as required shall be as follows:

a. Changes in occupancy in instances where there is not change of use.

b. Permitted land uses that pre-exist this zoning law.

2. Uses permitted upon Site Plan Review are as follows: (See Article XVII)

a. Wholesale, retail or personal service use.

b. Automobile sales, service or repair.

c. Office.

d. Restaurant.

e. Mortuary.

f. Hospital.

g. Nursing Home.

- h. Place of Worship.
 - i. Utility Substation.
 - j. Multi-family dwelling units associated with Site Plan Review.
 - k. Freestanding dwelling units.
 - l. Day-Care Center.
3. Uses permitted upon issuance of a special permit (See § 100-56):
- a. Shopping Center.
 - b. Drive-in Service.
 - c. Hotel / Motel.
 - d. Private or Indoor Recreation.
 - e. Veterinary treatment facility.
 - f. Dwelling units associated with special permit uses.
 - g. Parks, playgrounds and other similar recreational facilities which are privately operated but not for profit.
4. Prohibited uses are as follows:
- a. Outdoor sales, display or operation for a period of greater than 7 days more than 4 times annually.
5. Any uses not expressly stated as permitted by right, permitted subject to site plan review, or permitted upon the issuance of a special permit are not permitted in this zoning district.
6. Supplemental regulations shall apply as follows:
- a. Height, yard and corner lot exceptions.
 - b. Compliance with Highway and Conservation Overlay Districts.
 - c. Off-street parking and loading.
 - d. Signs.
 - e. Screening and landscaping.
 - f. Accessory uses and structures.