

Chapter 135. Zoning

Article VIII. District Regulations

§ 135-73. Village Center (VC) District.

- A. Purpose. The purpose of the Village Center (VC) District is to support the goals, objectives, and policies adopted as part of the 1998 Comprehensive Plan. More specifically, the VC District is intended to encourage the development of a small-scale, mixed-use area providing convenient shopping and services that cater to the community. New development shall be consistent with the walkable and historic character of the district. In order to accomplish this, the VC District regulates the location, design and use of structures and land to create a dense concentration of activity, including amenities that create a comfortable environment for visitors traveling on foot, by bicycle, or by motor vehicle.
- B. Permitted uses. The following uses are permitted within the VC District when conducted entirely within an enclosed building:
- (1) Retail and other related uses, including but not limited to the sale of groceries, pharmaceuticals, auto parts, flowers and plants, and spirits and wine.
 - (2) Personal services and other related uses, including but not limited to laundromats, beauty parlors, financial institutions, repair shops (other than auto repair), and fitness centers.
 - (3) Dry-cleaning establishments or pickup stations dealing directly with consumers. Central dry-cleaning plants serving more than one retail outlet are prohibited.
 - (4) Professional services and offices, including medical offices and clinics.
 - (5) Sit-down restaurants, excluding drive-in and drive-through restaurants.
 - (6) Pet grooming.
 - (7) Artisan and craftsman studio in conjunction with a retail operation.
 - (8) Dance, art, and music studio.
 - (9) Theater.
- C. Special permitted uses.
- (1) Essential services. Refer to § **135-75** of this chapter.
 - (2) Public and semipublic uses. Refer to § **135-77** of this chapter.
 - (3) Car wash establishments. Refer to § **135-80** of this chapter.
 - (4) Gas stations. Refer to § **135-88** of this chapter.
 - (5) Drive-through facilities in conjunction with a permitted use. Stand-alone drive-through facilities are prohibited. Refer to § **135-95** of this chapter.
 - (6) Hotel/motel. Refer to § **135-92** of this chapter.
 - (7) Residential uses in conjunction with a permitted use or a specially permitted use. Refer to § **135-96** of this chapter.
 - (8) Storage of more than two commercial vehicles. Refer to § **135-97** of this chapter.

(9) Any permitted or specially permitted use not conducted entirely within a completely enclosed building. Refer to § **135-98** of this chapter.

(10) Parking spaces in excess of the maximum allowed. Refer to § **135-99** of this chapter.

D. Lot size and setbacks.

(1) The maximum building footprint is 4,000 square feet.

(a) Minimum lot size: determined through site plan review.

(b) Minimum lot width: determined through site plan review.

(c) Maximum building coverage: 70%.

(d) Maximum lot coverage: 80%.

(e) Minimum green space: 20%.

(2) No minimum front setback is required. The maximum front setback shall be five feet from the public right-of-way. Relief from this provision may be provided for pedestrian amenities such as recessed entries or chamfered corners.

(3) No minimum side setback is required. Buildings should be built to occupy the full width of properties within the district along the street frontage. Exceptions are permitted to allow access drives to rear parking areas.

(4) The minimum rear setback shall be five feet.

(5) Where a property abuts a boundary with another zoning district, the minimum setback from the boundary line shall be 15 feet.

E. Building design.

(1) New construction shall be or appear to be two stories in height.

(2) New construction or remodeling shall incorporate roof forms which reflect the pre-World War II historic architectural traditions of Bloomfield.

(a) Flat roof slopes shall slope to the back and will have a decorative cornice at the top of the building.

(b) Gable roofs shall have raking overhangs.

(3) Entry points shall be located to afford direct access from the sidewalk. Corner buildings may have two separate entry points or a single entry point at the corner.

(4) Drive-through facilities shall be placed to the rear of the building.

(5) Facade arrangement shall include proportions and architectural elements reflecting the pre-World War II architectural traditions of Bloomfield and the surrounding region. Photos of other historic buildings and evidence of the historic nature of the elements used shall be provided as a basis for the facade design.

(6) Facades wider than 40 feet and facing a right-of-way shall be divided into bays or smaller increments to reflect the scale of the historic buildings within the business district.

(7) If a building faces more than one right-of-way, all of the facades which face a public street shall be architecturally consistent with each other in building materials, window size and style, trim, etc.

(8) On all facades facing a right-of-way, a visual separation shall be provided between the first and second stories of the building. This element may consist of decorative trim, awnings, or a change of material that creates added relief in order to add a shadow line that delineates the end of the first story. In the case of a building with a steep gable roof and dormers, the eave may satisfy this requirement.

(9) The upper floor shall incorporate transparent glass openings. If no such upper floor exists:

(a) A false facade shall be incorporated into the design to simulate a second floor, and the facade shall include the illusion of windows meeting this requirement; or

(b) In the case of a building with a gable roof, dormers with windows may satisfy this requirement.

(10) Opaque or heavily tinted glass is not permitted.

(11) Existing windows shall not be covered up or changed in size unless the proposed change is part of an effort to restore the original appearance of the building.

(12) No external security devices (coiling shutters, accordion gates, etc.) shall be utilized. Alternative security systems such as lighting, alarms, and interior barriers are to be used when necessary.

F. Architectural details.

(1) Materials.

(a) All new construction or remodeling that is visible from the public right-of-way shall utilize materials that appear to be smaller in scale, such as brick or clapboard. Larger scale materials, such as concrete block, shall be limited to the rear of the building.

(b) Brick selected for new construction or renovation shall reflect the pre-World War II architectural traditions of Bloomfield and the surrounding region.

(c) Vertical siding is permissible if it reflects the pre-World War II architectural traditions of Bloomfield and the surrounding region.

(d) All wood shall be finished using either stain or paint. All metal shall be colored; clear-coated aluminum or stainless steel is not permitted.

(2) Doors, windows, and awnings.

(a) Doors should allow visual access to the interior of the building. If the door is solid, it shall be multipanel. All doors shall be painted or stained to accent the building.

(b) Multipane glass or the appearance of multipane glass shall be used to break up larger windows.

(c) The pedestrian zone shall allow visual access a minimum of three feet to the interior of the building. Displays that do not completely obstruct the visual access into the building shall be permitted. Window treatments such as curtains or blinds shall be permitted.

(d) If awnings are placed on a facade, they shall be consistent with the shape of the window that they are located over. For example, an awning placed over an arched window shall be arched and an awning placed over a rectangular window shall be a flat-topped awning.

(e) Awnings shall have a triangular or curved profile.

(f) Awnings may not be backlit.

(3) Colors. Exterior colors shall be consistent with historic traditions of the Village and region. Colors that are garish, iridescent, or fluorescent are prohibited.

G. Parking. The following requirements are intended to augment the existing parking regulations outlined in Article X. In cases where there are conflicting requirements, this section shall take precedence.

(1) The required minimum number of parking spaces to be provided for each use in the Village Center District is specified in Schedule II.^[1]

[1] *Editor's Note: Schedule II, Off-Street Parking Spaces Required, is included as an attachment to this chapter.*

(2) No use shall provide more than 33% in excess of the requirements listed in Schedule II, except through the approval of a special use permit, as provided for in § 135-99 of this chapter.

(3) Property owners are encouraged to work cooperatively to develop shared parking where possible.

(a) The Planning Board shall review such shared parking areas to determine the appropriate number of spaces to be provided. The required number of spaces may be reduced from the total which would be required if the uses were considered individually, if it can be shown that adequate parking would still be provided (e.g., if the uses sharing the spaces will not be utilizing them at the same time).

(b) Projects that cross parcel boundary lines shall have an access management plan, including, but not limited to, cross-access easements for pedestrian and vehicular traffic.

(4) Parking shall be placed behind the rear building line of the principal building, and no parking shall be closer than 20 feet to any right-of-way. For these purposes, in the case of a corner building constructed within five

feet of both rights-of-way, each side opposite the respective right-of-way shall be considered a rear of the building.

- (5) Parking shall be buffered from residential properties utilizing landscaping, which can include fencing and other forms of hardscape no greater than six feet in height.
- (6) Up to two commercial vehicles, which are directly related to the business, may be parked behind the building.
- (7) Parking lots shall be paved or otherwise covered with a hard-surfaced, all-weather, dust-free material. Parking lots must be well-drained and shall not shed runoff to adjacent properties.

H. Signs. Signs are permitted as listed in Article **XI** of this chapter.

I. Administration.

- (1) Site plan review is required prior to the issuance of a building permit within the Village Center District. The Village Planning Board shall be responsible for the review of these items as part of the site plan review process.
- (2) Relief from these provisions may only be granted by the Zoning Board of Appeals, except as otherwise provided in § **135-16** of this chapter.
- (3) If development of a parcel or parcels is to be phased, a whole-development build-out plan, detailing all phases of the project, is required as part of the application for site plan review.
- (4) The Village reserves the right to retain an architect and engineer, or any other professional, to assist with the implementation of these guidelines and standards during site plan review. The cost incurred by the Village for these services shall be paid for by the applicant, as provided for in § **135-145B**. These fees will be added to the standard site plan review fees.
- (5) In order to complete the review, a color rendering and samples or descriptions of the materials to be used are required by applicants.
- (6) The demolition of any structure within the VC District is considered an unlisted action under SEQR. Site plan approval of a proposed redevelopment plan for the property must be obtained prior to the issuance of a demolition permit. Relief from this provision may be granted by the Village Board of Trustees if the structure is deemed to be a safety hazard by the Code Enforcement Officer.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]