

A. Permitted principal uses. a) Business or professional offices, research, design and development laboratories. b) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or storage of products or materials except garbage, trash, refuse, waste, sludge or the residue of any of the foregoing, in whatever form, and provided that only oil, gas or electricity is used as a fuel, except that an installation using other fuel may be used upon a finding by the Building Inspector that such installation shall be free of nuisance characteristics and will have no adverse effect on neighboring uses or upon the City's natural environment.	C. Lot area and building requirements for principal uses. a) Minimum lot area: 20,000 square feet. b) Minimum width: 75 feet. c) Minimum frontage: 50 feet. d) Minimum setback from property line: 50 feet. e) Minimum rear yard: 25 feet to property line unless such property line constitutes the boundary to a residence district in which case the yard shall be a minimum of 75 feet or a distance equivalent to three times the height of the building, whichever is greater. f) Minimum interior side yard: 20 feet to property line unless such property line constitutes the boundary of a residence district in which case a minimum of 75 feet shall be provided. g) Minimum corner side yard: 50 feet. h) Maximum height: except as provided hereinafter, no part of any building shall be erected to a height greater than two stories and in no event exceed 35 feet.
B. The following uses are specifically prohibited. a) Slaughtering or processing of animals, fowl, fish or component parts thereof, or manufacture of any commodity the major part of which is animal or fish matter, provided that the sale of fresh or processed animals, fowl or fish as foodstuffs shall be permitted. b) Manufacture of heavy chemicals such as but not limited to acids or other corrosives, ammonia and caustic soda, the manufacture of products, resins, dye stuffs, glues, vegetable, animal or mineral fats or oils, explosives, soap and detergents, fertilizers, combustible gases, asphalt and tar products, the manufacture or production of metals or alloys in ingot or stock form, the manufacture of matches, linoleum, oil cloth, rubber or rubber products, the production of cement, plaster and their constituents. c) Fuel oil storage tanks and tank farms. d) Junkyards. e) Coke and coal yards. f) Lumber yards and building material storage. g) Contractors' equipment and material storage. h) Light and power plants. i) Municipal garbage disposal or other dumps. j) Municipal or private incinerators. k) Stone cutting or monument works. l) Automobile repair shops or garages. m) Any use which will create and/or emit odors, dust, gas, fumes, radiation, liquids, waste gases or effluents, vibrations, noise or conditions of hazard detrimental to the health, safety, convenience or general welfare of the community. n) No building may be used for residential purposes except that a room, suite or house may be provided for a custodian and his or her family. o) No outdoor storage may exist abutting residential areas.	D. Accessory uses. a) Signs in accordance with the provisions of the City of Glen Cove Sign Ordinance. b) Off-street parking. c) Private garage space within or adjacent to a principal building. d) Commercial uses accessory to and part of permitted uses only. e) Uses normally incidental to principal uses such as storage. Open storage must be screened from view by an eight-foot-high fence or evergreen screening, the design and location of which shall be approved by the Planning Board. E. Lot and building requirements for accessory uses. a) Minimum distance to front property line: 60 feet. b) Minimum rear yard: same as for principal uses. c) Minimum side yard: same as for principal uses. d) Maximum height: 20 feet. e) Maximum coverage: the total lot coverage of all buildings, principal and accessory, shall be 50%. F. Special uses permitted at discretion of the Planning Board. a) Motor vehicle service stations. b) Public utility installations, other than light or power plants, provided that the same are suitably located and planned as to site, lot area, height, front, side and rear yard and exterior appearance. c) Business enterprise or membership club conducting leisure time activity, including tennis, swimming and health clubs, which make their facility available to members, customers or clients on a seasonal or hourly basis and which can include incidental sales of food snacks, incidental sales or rental of sports equipment and clothing, repair of equipment and nursery facilities. d) Institutions for higher learning, including colleges, universities, junior colleges, technical schools, trade and vocational schools, along with accompanying service and administration buildings, except that no accommodations for resident students shall be permitted.