

Chapter 220. Zoning

Article IV. Commercial Zoning Districts

§ 220-19. CCD Central Commercial Districts.

A. Purpose and intent.

- (1) The general purpose of this Central Commercial District is to provide a high-density commercial area in downtown Glens Falls. This district is developed to enhance and encourage a variety of commercial uses in a designated, area of the downtown business district.
- (2) To ensure the continued viability of the downtown area as a commercial center and to promote the general purpose of the district, the specific intent of this section is:
 - (a) To acknowledge the existence of a concentrated central commercial district core with building lots of unique configuration, lot coverage and density; and
 - (b) To encourage the continued use of land for a diverse mix of commercial business, including but not limited to small-scale and larger-scale retail stores; banks; restaurants; hotels; grocery stores; professional offices; general commercial and business operations and uses; educational, entrepreneurial and training activities and services; business incubators; technology-oriented and start-up businesses: and municipal parking; and [Amended 12-8-2005 by L.L. No. 9-2005]
 - (c) To prohibit development which has an adverse effect on and which is not in keeping with dense commercial and business uses already present in the downtown area; and [Amended 12-8-2005 by L.L. No. 9-2005]
 - (d) To encourage the discontinuance of all existing uses that would not be allowed as new uses under the provisions of this section.

B. Permitted principal uses. All uses in the CCD District are subject to site plan review.

C. Uses permitted upon site plan review and approval by Planning Board.

- (1) Retail businesses.
- (2) Professional offices, including general commercial and business operations and uses; educational, entrepreneurial and training activities and services; business incubators; and technology-oriented and start-up businesses, including start-up businesses that manufacture and distribute a product.
[Amended 12-8-2005 by L.L. No. 9-2005]
- (3) Services, including real estate offices, insurance agencies, travel agencies and investment brokerage offices.
- (4) Banks and financial institutions.
- (5) Restaurants and take-out restaurants.

- (6) Taverns and nightclubs.
 - (7) Public and private schools and institutions of higher learning.
 - (8) Public and semipublic uses, including uses associated with the provision of public utilities.
 - (9) Private and public parking areas, and private and public parking structures.
 - (10) Libraries.
 - (11) Museums, art galleries and dance studios.
 - (12) Performing arts, theaters and movie theaters.
 - (13) Places of worship and associated buildings.
 - (14) Three or more dwelling units on floors above the first floor.
 - (15) Hotels.
 - (16) Liquor stores.
 - (17) Grocery stores.
 - (18) Beauty shops.
 - (19) Barber shops.
 - (20) Public parks.
 - (21) Pharmacies.
 - (22) Public transportation facilities.
 - (23) Health/fitness clubs and commercial recreation.
 - (24) Wholesale businesses.
 - (25) Office supplies and equipment sales and service.
 - (26) Warehousing.
 - (27) Accessory structures related to the above uses.
- D. The following uses are specifically prohibited in the Central Commercial District:
- (1) Drive-through restaurants.
 - (2) Vehicle-related uses, including new and used automobile sales and leasing; automobile service stations; bus and/or taxi maintenance garages.
 - (3) Drive-through banks.
 - (4) Drive-through commercial uses.
 - (5) Residential dwellings on the first floor.
- E. Uses subject to architectural review regulations. All uses are subject to architectural review.^[1]
- [1] *Editor's Note: See § 220-25, Architectural review regulations.*
- F. Density requirement: no minimum required.
- G. Minimum lot size: no minimum required.
- H. Minimum lot width: no minimum required.

- I. Maximum lot coverage. The maximum lot coverage shall be 100%.
- J. Minimum yard requirements: no minimum required.
- K. Maximum height. The height limitation shall be 100 feet as measured from the median grade of the lot to the average height of the roof of the structure.
- L. Off-street parking and loading requirements. All uses in this district are subject to the parking and loading requirements set forth in this chapter.^[2]
[2] Editor's Note: See § 220-26, Off-street parking and loading.
- M. Sign requirements: see the separate independent sign ordinance for the City of Glens Falls.^[3]
[3] Editor's Note: See Ch. 180, Signs.