

§ 285-31 **IB Intermediate Business District.**

A. 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 uses:

(1) Principal uses.

- (a)** Existing detached dwellings in accordance with the lot and bulk regulations of the R-5 Residence District, as specified in § **285-16** of this chapter.
- (b)** Retail uses and personal service establishments.
- (c)** Business, professional and banking offices.
- (d)** Business or vocational schools.
- (e)** Shops for the making or assembly of articles and the sale of such articles assembled or made on the premises, provided that no machinery or process is used which emits offensive noises, gases, fumes, smoke, odors, dust or vibrations or causes any nuisance.
- (f)** Wholesale indoor storage and warehousing establishments, but excluding the storage of coal, coke and fuel oil.
- (g)** Public parks, playgrounds or similar recreational areas owned or operated by a governmental authority.
[Added 7-8-1987 by L.L. No. 3-1987]
- (h)** Firehouses, police stations or other public safety uses owned or operated by the Town of Greenburgh, Westchester County, or by any other governmental authority.
[Added 7-8-1987 by L.L. No. 3-1987]
- (i)** Other municipal buildings or uses operated by the Town of Greenburgh.
[Added 7-8-1987 by L.L. No. 3-1987]
- (j)** Fully enclosed commercial recreation facilities consisting of 5,000 square feet of gross floor area, or less.
[Added 10-23-2019 by L.L. No. 2-2022]

(2) Special permit uses, Planning Board.

[Amended 7-8-1987 by L.L. No. 3-1987; 8-17-2005 by L.L. No. 3-2005; 10-25-2017 by L.L. No. 5-2017; 10-23-2019 by L.L. No. 2-2022]

- (a)** Lumber and building equipment sales, storage and services.
- (b)** Small animal hospitals or kennels, subject to the provisions of § **285-27A(2)** of this chapter.
- (c)** Printing plants.
- (d)** Funeral homes.
- (e)** Any of the following uses, provided that none shall be designed, used or operated so as to be offensive by reason of noise, gases, fumes, smoke, odors, dust, vibrations or effluents:
 - [1]** Experimental laboratory, cold storage plant, ice plant or bakery.
 - [2]** Laundry or dry-cleaning plant.
 - [3]** Car washing establishment.
 - [4]** Gasoline station, provided that such gasoline station is not located within 1,000 feet of another gasoline station or within 200 feet of any school, church, hospital or other place of public assembly.
- [5]** The sale of new motor vehicles within totally enclosed buildings and, in conjunction therewith, a repair shop in the rear or the side of the new motor vehicle salesroom and a used motor vehicle sales area, provided that:
 - [a]** All repair work is done within a totally enclosed soundproof building.
 - [b]** The outdoor storage of motor vehicles is limited to new motor vehicles for sale on the premises and used motor vehicles acquired as trade-ins upon new vehicles sold on the premises.
 - [c]** The permitted repair shop, motor vehicle storage and used motor vehicle sales shall continue so long as the sale of new motor vehicles continues and all are conducted under the same ownership as one enterprise.
 - [d]** Outdoor area lighting generally shall be that necessary for security purposes and lighting for illuminating an outdoor sales area shall be restricted to the front 1/3 of the lot depth, shall not be permitted in the front screening strip and shall be reduced to security lighting at the close of business. All outdoor area lighting shall be located at a height not more than 14 feet above ground level and shall be so directed and shielded that the beams are directed vertically to the ground or to the front of the lot, and no source of illumination shall be visible beyond the lot lines.
 - [e]** A landscaped evergreen buffer of five feet shall surround the storage area.

(4) Uses under special permit by Town Board.
[Added 11-9-2015 by L.L. No. 14-2015]

(a) Massage establishments, subject to the procedures and standards set forth in § 285-36T of this chapter.

(5) Uses under special permit by the Planning Board.
[Added 8-11-2021 by L.L. No. 5-2021]

(a) Battery Energy Storage Systems, subject to conditions set forth in § 285-37.1 of this chapter.

B. Lot and bulk requirements shall be as follows:

(1) Minimum lot area: none specified.

(2) Minimum lot width: none specified.

(3) Maximum coverage:

(a) All buildings: 30%.

(b) Impervious surfaces: 80%.
[Added 7-8-1987 by L.L. No. 3-1987]

(4) Minimum yards:

(a) Front yard: 20 feet.

(b) One side yard: 20 feet.

(c) Two side yards: 40 feet.

(d) Rear yard: 50 feet.

(5) Minimum distance from detached accessory building or off-street parking areas to:

(a) Principal building: 10 feet.

(b) Side lot line: 10 feet.

(c) Rear lot line: 10 feet.

(6) Maximum height: two stories, not to exceed 25 feet, unless otherwise specified.
[Amended 7-8-1987 by L.L. No. 3-1987]