

Please be advised that the property is located in the General Commercial (GC) Zone. The permitted Use is set in the Land Management Code 300-23C.

C. General Commercial ("GC") Zoning District (1) Purpose: The General Commercial Zoning District was crafted to provide for an appropriate mix of retail-oriented commercial, office and other uses, with supportive residential above, designed to support the needs of the residents and businesses of the City.

(2) Permitted Principal Structures and Uses:

(a) General Commercial and Service Activities, as defined in §300-10;

(b) Neighborhood-Oriented Commercial and Service Activities, as defined in §300-10; (c) Professional and administrative offices;

(d) Medical / Dental Complexes, as defined in §300-10;

(e) Eating and Drinking Establishments, including Restaurants, Drive-In Restaurants and Fast[1] Food Restaurants with window-service for takeout fare; Bars; and Taverns;

(f) Appliance Repair;

(g) Self-Service Laundry Facilities (Laundromats), including washing, drying, folding and other operations conducted by employees of the facility;

(h) Fraternal, social, educational, charitable or eleemosynary facilities;

(i) Administrative offices and related facilities as may be necessary and convenient to the provision of municipal, county, state or Federal governmental services;

(j) Public or private training facilities offering life skills or career educational courses;

(k) Commercial Parking Facilities owned and/or operated by the City of Pleasantville Parking Utility (Created via Ordinance No. 34-2002).

(3) Permitted Accessory Structures and Uses:

(a) Employee lounge and cafeteria functions and other back-of-the-house facilities

normal and customary to an otherwise permitted use;

(b) Off-Street Parking Lots / Parking Facilities;

(c) Off-Street Loading facilities;

(d) Storage sheds, tool sheds or other maintenance-related structures;

(e) Fences and walls;

- (f) Signs;
- (g) Telecommunications / Satellite Dish Antennae and Related Systems;
- (h) Solar Energy Systems;
- (i) Automated Teller / Cash Dispensing Machines (ATMs), provided that, if accessed from the exterior of a building, such machines shall be installed within the wall of the building; it being the intent not to permit free-standing exterior ATM kiosks. ATM kiosks wholly located and accessed from the interior of a building are permitted;
- (j) Public Utility Cabinets;
- (k) Home Occupations, as defined in §300-10, when accessory to a Conditional residential use;
- (l) Typical Residential Amenities, as defined in §300-10, when accessory to a Conditional residential use;
- (m) Typical amenities when accessory to a Conditional Hotel and Motel use as detailed in §300-10.

**(4) Permitted Conditional Structures and Uses:**

- (a) Commercial Centers, as defined in §300-10;
- (b) Residential dwelling units in the form of Apartments, including Age-Restricted Housing for qualifying individuals other than Nursing Homes or related facilities; conditioned upon conformance with §300-51;
- (c) Child-Care Centers;
- (d) Automobile fueling stations, with or without automotive and/or marine engine, body or interior repair, which may or may not include convenience stores on premises;
- (e) Automated or manual car washes;
- (f) Automobile or Watercraft Sales through franchise dealers, with servicing limited to inventoried vehicles and fuel dispensing if integral to the operation of the facility and not open to the public;

(g) Hotels and Motels. Chapter

(5) Bulk Requirements for Principal Structures: 24 Minimum Lot Area 100,000 s.f. Minimum

Lot Width Minimum Lot Depth 100' Front Yard 20' Side Yard 10' Minimum Setbacks Rear

Yard 20' Notwithstanding any minimum setbacks, no Principal Structure may be located

closer than 15' to a Principal Structure located on the same or an adjacent lot. Maximum

Building Height the lower of 2½ stories or 35'. Principal Structure 60% Maximum Coverage

Impervious 80%

(6) Bulk Requirements for Accessory Structures: 24 Front Yard No Accessory Structure shall

be located between a Lot's Front Lot Line and a line drawn parallel to the rear line of the

Principal Building or Structure on such Lot and extending to the Side Lot Lines of such Lot.

Side Yard 5' Minimum Setbacks Rear Yard 5' Maximum Building Height the lower of 1½

stories or 20'. Maximum Coverage All Accessory Structures 500 s.f.

(7) Bulk requirements for Conditional Uses:

(a) Commercial Centers, as defined in §300-10; Minimum Lot Area 43,560 s.f. (1 acre)

Minimum Lot Width 200' Minimum Lot Depth 100' Front Yard 20' Side Yard 10'

(each) Rear Yard 20' Minimum Setbacks Notwithstanding any minimum setbacks,

no Principal Structure may be located closer than 15' to a Principal Structure

located on the same or an adjacent lot. Maximum Building Height the lower of 3

stories or 48'. Principal Structure 60% Maximum Coverage Impervious 80%

Maximum Total Floor Area 49,999.99 s.f. 24 See definitions "Lot, Corner", "Lot

Depth", "Lot Frontage, Primary", "Lot Frontage, Secondary" and "Lot Line, Front"

for measurements related to Corner Lots.

(b) Residential dwelling units in the form of Apartments, including Age-Restricted

Housing for qualifying individuals other than Nursing Homes or related facilities;

conditioned upon conformance with §300-51;

[1] The Bulk requirements for Principal Structures in the General Commercial

Zoning District detailed under §300-23C.

(5) shall apply to the Structural Types conditionally permitted;

[2] Density: No traditional dwelling unit per acre (du/ac) density figure is

mandated. Density shall be regulated by Minimum Lot Size and the various

definitions of residential structural types conditionally permitted.

(c) Child-Care Centers The Bulk requirements for Principal Structures in the General

Commercial Zoning District detailed under §300-23C.(5) shall apply.

(d) Automobile fueling stations, with or without automotive and/or marine engine, body

or interior repair, which may or may not include convenience stores on premises;

Automated or manual car washes: Minimum Lot Area 15,000 s.f. Minimum Lot

Width Minimum Lot Depth 100' Front Yard 20' Side Yard 10' (each) Rear Yard 20'

Underground Storage Tanks 25' from any Lot Line. Fuel Pump 20' from any Lot Line.

Minimum Setbacks Notwithstanding any minimum setbacks, no Principal Structure

may be located closer than 15' to a Principal Structure located on the same or an

adjacent lot. Maximum Building Height the lower of 1½ stories or 25' (accessory

buildings: 10') Principal Structure 60% Maximum Coverage Impervious 80%

(e) Automobile or Watercraft Sales through franchise dealers; Minimum Lot Area

43,560 s.f. (1 acre) Minimum Lot Width Minimum Lot Depth N/A  
Minimum Setbacks

50' from any Lot Line, with no vehicle placed closer than 20' to the Front Lot Line or

20' from any Side or Rear Lot Line if adjacent to a residential use. Maximum Building

Height the lower of 2½ stories or 35' (accessory buildings: 20' and 1½ stories)

Principal Structure 60% Maximum Coverage Impervious 80%

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(f) Hotels and Motels: Minimum Lot Area 43,560 s.f. (1 acre)

Minimum Lot Width

Minimum Lot Depth 200' Front Yard 40' Side Yard 25' (each)

Minimum Setbacks Rear

Yard 25' Notwithstanding any minimum setbacks, no Principal Structure may be

located closer than 15' to a Principal Structure located on the same or an adjacent

lot. Maximum Building Height the lower of 5 stories or 60' (accessory buildings: 20'

and 1½ stories) Principal Structure 60% Maximum Coverage Impervious 80% Off-

Street Parking and Loading In addition to any requirements specified in §300-51, off-

street parking and loading shall be as detailed in §300-55 & 56.

(8) Design Standards: All structures in the GC Zoning District shall comply with the Design

Standards set forth in §300-51.