

Marcellus Village Zoning Code

Article X – Village Center District (VC) – This VC provides the Village the ability to gradually plan, with great flexibility the redevelopment of the Village business area based upon interest in the development, the need for it, environmental aspects, the welfare of the community, and aesthetic and safety consideration. The following shall apply in the VC District:

Section 250-31 – Permitted Uses – Subject to site plan review by the Village Planning Board, permitted uses include:

1. Retail sales and services
2. Offices
3. Institutional (churches and associated buildings, schools, etc.)
4. Banks, however, a special use permit shall be required in the event of drive-through facilities pursuant to Article XV herein.
5. Restaurants, however, a special use permit shall be required in the event of drive-through facilities pursuant to Article XV herein.
6. Service stations, automotive repair shops and/or automotive car washes, which shall require a special use permit pursuant to Article XV herein.
7. Group homes (nursing home, rest home, etc.)
8. Multiple dwellings shall require a special use permit pursuant to Article XV herein.
9. Mixed Use
10. Hotel/Inn

Section 250-32 – Permitted Accessory Uses – Subject to site plan review by the Village Planning Board, permitted accessory uses include:

1. Accessory buildings or uses provided such are incidental to the principal use.
2. Parking as required by the Board of Trustees upon the granting of a building permit.
3. Signs as set forth pursuant to Chapter 202 of the Village Code.
4. Home occupations in compliance with Chapter 133 of the Village Code.
5. Bed and Breakfast dwellings.

Section 250-33 – Building, Setback and Size and Lot Requirements – Building, setback, size and lot requirements shall be regulated by the Board of Trustees upon the granting of a building permit and upon the recommendation of the Planning Board.

Sections 250-34 – 250-35 – Reserved
