

§ 342-30. General Commercial Districts. [Amended 6-18-1973, effective 6-27-1973; 5-31-1979 by L.L. No. 10-1979, effective 6-8-1979; 10-16-1985, effective 10-28-1985; 9-28-1998 by L.L. No. 8-1998, effective 10-7-1998; 3-8-1999 by L.L. No. 5-1999, effective 3-17-1999; 5-10-2010 by L.L. No. 12-2010, effective 5-26-2010; 5-23-2016 by L.L. No. 6-2016, effective 7-5-2016; 10-10-2017 by L.L. No. 13-2017, effective 12-29-2017; 8-26-2019 by L.L. No. 3-2019, effective 8-28-2019; 5-28-2024 by L.L. No. 7-2024, effective 6-3-2024; 3-10-2025 by L.L. No. 4-2025, eff. 3-19-2025]

A. Permitted principal uses.

- (1) The following are the only principal uses permitted in the C-1 General Commercial Districts:
 - (a) Business, professional and government offices and banks.
 - (b) Retail stores and personal service stores, except those specifically mentioned hereinafter, provided that the area used for sales or personal service purposes does not exceed 3,000 square feet.
 - (c) Retail stores and personal service stores, except those specifically mentioned hereinafter, in which the area used for sales or personal service purposes exceeds 3,000 square feet. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (d) Outlets and pickup stations for laundries and cleaning establishments dealing directly with the public, subject to § 342-44. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (e) Restaurants, subject to § 342-45. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (f) Funeral establishments. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (g) Motor vehicle filling/service stations or public garages, subject to § 342-46.1 of this chapter and all applicable federal, state, county and local laws, rules and regulations.
 - (h) Motor vehicle sales and rental agencies, with sale of used motor vehicles limited to those traded in on new motor vehicles sold on the premises. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (i) Printing plants using not more than a total of 20 horsepower and electric motive power only. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)

approval.)

- (j) Clubs, subject to § 342-42, dancing studios and dancing schools. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (k) Any municipal uses of the Village of Mamaroneck.
 - (l) Places of worship and religious instruction. including parish houses.
 - (m) Farms, truck gardens, greenhouses, plant nurseries and aboretums, provided that retail sale on the premises shall be limited to produce grown thereon and shall be permitted only on lots having an area of five acres or more, all subject to § 342-41.
 - (n) Transformer stations and customary accessory uses, subject to § 342-43. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (o) Motels (hotels), as defined in § 342-3. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (p) Residence uses in accordance with § 342-50. (This use is subject to the approval procedure set forth in Article X and shall conform to any additional requirements made in connection with such approval.)
 - (q) Adaptive reuse of educational and religious buildings by special permit from the Planning Board as permitted by § 342-52.2.
 - (r) Microbreweries, microdistilleries, microcideries, microwineries, nanobreweries and brewpubs, subject to the approval procedure set forth in Article X and in conformance with any additional requirements imposed in connection with that approval, in conformity with § 342-47.1, and further provided that the premises are located along Hoyt Avenue and within 500 feet of the M-1 Manufacturing District.
 - (s) Animal hospitals. (This use is subject to the requirements set forth in § 342-52.3, Planning Board approval in accordance with the procedure set forth in Article X and must conform to any additional requirements made in connection with such approval.)
 - (t) Pet care facilities. (This use is subject to the requirements set forth in § 342-52.3, Planning Board approval in accordance with the procedure set forth in Article X and must conform to any additional requirements made in connection with such approval.)
- (2) None of the above uses shall be interpreted as including motor vehicle storage or repair; wholesaling, warehousing or storage; manufacturing, assembling, converting, altering, finishing or any other industrial operation; check-cashing establishments (not including a full-service bank where check cashing is an accessory use); video arcades, betting parlors, billiard or pool parlors or tattoo parlors; unattended businesses (a business with no owner or employee on the premises); or establishments conducting business or the

practice of trade as mediums, clairvoyants, soothsayers, fortune-tellers, palmists, reader-advisors or the like.

- B. Permitted accessory uses. The following accessory uses are permitted in C-1 General Commercial Districts only in conjunction with a permitted principal use:
- (1) Off-street parking and loading and signs as permitted by the Village Sign Ordinance.¹
 - (2) Fences, walls or retaining walls pursuant to § 342-14
 - (3) A tasting room accessory to a microbrewery, microdistillery, microcidery, microwinery or nanobrewery.
- C. All above C-1 District uses, whether principal or accessory, including storage, but excluding parking of permitted used cars, and outdoor restaurant services, as specifically permitted by § 342-45, shall be carried on in fully enclosed buildings.

1. Editor's Note: See Ch. 286, Signs.