

C-2 – Community Business District

TOWN OF VESTAL, NEW YORK

Sec. 24-185. C-2 District

(a) This section applies to the C-2 District.

(b) *Lot limitations.*

(1) *Minimum lot size.*

a. The minimum lot area is twenty-two thousand five hundred (22,500) square feet.

b. The minimum lot frontage is one hundred fifty (150) feet.

(2) *Maximum percentage of lot coverage.* The maximum percentage of lot coverage for the principal building and accessory buildings is a total of eighty (80) percent.

(3) *Minimum yard dimensions.* The minimum yard dimensions from lot lines to principal buildings are as follows:

a. For the front yard, thirty (30) feet.

b. For each side yard, five (5) feet. On a corner lot, the side yard adjacent to the street shall be not less than twenty (20) feet in width. Accessory buildings shall observe a thirty-foot setback in the side yard.
** See Note.

c. For the rear yard, fifteen (15) feet.

d. The minimum yard dimensions in feet from lot lines to principal building on a corner lot shall be administered on the basis of a written election by the owner setting forth which side of the lot is to be considered the front. The written election must be filed with the administrative officer.

(4) *Accessory buildings.* The minimum dimensions from accessory building to:

a. The principal building is five (5) feet.

b. The front lot line is thirty (30) feet.

c. The side lot line is five (5) feet. On a corner lot, the side yard adjacent to the street shall be not less than thirty (30) feet in width. **See Note.

d. The rear lot line is ten (10) feet.

(c) *Building limitations.*

(1) *Principal building.* Principal buildings shall not exceed:

a. Four (4) stories.

b. Fifty (50) feet in height, provided the maximum height does not exceed the capabilities of town firefighting equipment.

(2) *Accessory building.* Accessory buildings shall not exceed:

a. Two (2) stories.

b. Thirty (30) feet in height, provided that the maximum height does not exceed the capabilities of town firefighting equipment.

(d) Accessory use towers or structures other than buildings, shall not exceed:

(1) Thirty (30) feet in height.

** Note: If adjacent to Residential Zone (Sec. 24-178), building side yard setback increases to thirty (30) feet.

(Code 1966, SS 44-IV-7 (E), (F))

Sec. 24-152. Same—Nonresidential districts.

C-1 C-2 CD I ID

The uses permitted in the districts listed below are as indicated. Uses not listed below are prohibited unless provided otherwise. In this table symbols have the following meanings:

<i>Symbol</i>	<i>Meaning</i>
-	Prohibited.
A	Allowable upon obtaining a special permit from the administrative officer after a favorable recommendation from the planning board.
I	Allowable as an accessory use.
P	Allowable as a use permitted by right.
T	Allowable upon obtaining a special permit from the town board.
Z	Allowable upon obtaining a special permit from the zoning board of appeals.

	C-1	C-2	CD	I	ID
Abattoir or animal reduction works	—	—	—	T	—
Accessory use or building customarily incidental to a primary use when located on the same lot; provided that no residential uses are allowed	I	I	I	I	I
Adult entertainment business	—	T	—	—	—
Animal grooming	Z	Z	Z	Z	Z
Any business dispensing gasoline, other fuel for powered vehicles or comfort heat or cooling	T	T	—	T	—
Automobile, motorcycle, atv, recreational trailer and other automotive sales	Z	P	—	Z	Z
Automobile storage and repair	—	—	—	T	—
Cemetery	—	—	T	—	—
Church or other place of worship, including Sunday school building and rectory	P	P	P	—	—
Clinic, dental or medical	P	P	P	—	—
Commercial radio and television transmission or receiving towers and facilities	Z	Z	Z	Z	Z
Commercial recreation	—	—	—	T	T
Commercial recreation facilities, including but not limited to miniature golf courses, pitch-and-putt courses, driving ranges, rifle ranges, skating rinks, archery ranges, pool halls, bowling alleys and other such commercial activities	Z	Z	—	—	—
Container storage	T	T	T	T	T
Contractor's yard and equipment	—	—	—	P	—
Construction equipment sales, rental and repair	—	—	—	P	P
Cultural facility (library, art gallery, museum)	P	P	P	—	—
Dog boarding	—	Z	—	—	—

Dog kennel and/or commercial training and care of dogs	—	—	—	T	T
Drive-in movie	—	Z	—	—	—
Electrical distribution substation and other public utility structures	Z	Z	Z	Z	Z
Funeral home	P	P	P	—	—
General or professional office building	P	P	P	T	T
Heliport	—	—	T	T	T
Hospital	—	—	T	—	—
Hotel or motel	P	P	P	—	—
Junkyard	—	—	—	T	—
Light manufacturing, processing or fabricating or other light industrial use	—	T	—	—	—
Lodge and fraternal organization	P	P	—	—	—
Manufacturing	—	—	—	P	Z
Mercantile sales service business, not otherwise specifically listed	P	P	P	—	—
Mobile home and modular home sales and display	—	P	—	—	—
Newspaper office and printing shop	—	P	—	—	P
Outdoor storage of equipment, materials and supplies	A	A	A	A	A
Park or playground	—	—	P	P	P
Philanthropic or eleemosynary institution	Z	—	—	—	—
Planned shopping center	P	P	P	—	—
Public building	P	P	P	P	P
Recreational trailer, trailer, modular and mobile home sales and display	—	—	—	—	Z
Recreational water-craft sales, display and service	—	P	—	Z	Z
Research and combined manufacturing where at least twenty-five (25) percent of the gross floor area is used for research	—	T	P	—	P
Research laboratory	T	T	P	—	P
Restaurant	P	P	P	T	—
School conducted for profit	P	P	P	—	—
Theatre or concert hall	P	P	Z	—	—
Truck terminal	—	—	—	P	Z
Temporary uses as regulated by the town clerk	P	P	P	P	P
Vehicle, watercraft, motorcycle, atv and other automotive service station	T	T	—	T	—
Veterinarian's office and/or animal hospital	Z	Z	—	—	—
Warehousing	—	—	—	P	P
Wholesale business or service	—	Z	—	P	P

RO TN TO

Accessory use towers or structures	—	—	—	—	—
All uses permitted in RA-1 district	P	—	—	P	P
Clinic, dental or medical	T	P	—	P	P
General or professional office	T	P	—	P	P

	<i>RO</i>	<i>TN</i>	<i>TO</i>
Home occupations and mixed uses	T	—	T
Library, Art Gallery or Museum	T	P	
Parking for abutting commercial uses within 200 feet			P
Residential uses, including multiple residence	—	T	
Retail sales-not to exceed 6,000 square feet in gross floor area	—	T	
School conducted for profit	—	T	
Temporary uses as regulated by the town clerk	—	—	—

P designates allowable by right with planning board and/or site plan approval.

*T designates allowable only upon obtaining a special permit.

*Any change in a specific use approved by special permit in the RO, TN or TO districts shall be subject to a new review process by the town board.