

C-D, COMMERCIAL DEVELOPMENT

TOWN OF VESTAL CODE

Sec. 24-186. CD district.

(a) *Scope.* This section applies to the CD 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.
- 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 his lot is to be considered the front. The written election must be filed with the administrative officer.

(4) *Accessory buildings.* The minimum dimension 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 yard adjacent to the street shall be not less than thirty (30) feet in width.
- 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, provided that the maximum height does not exceed town fire-fighting equipment.

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

- a. Two (2) stories.
- b. Thirty (30) feet in height.

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

(1) Thirty (30) feet in height.

(Code 1966, § 44-IV-8(E), (F); L.L. No. 5 of 2016, § 6(e))

Sec. 24-152. Same—Nonresidential districts.

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.

	<i>C-1</i>	<i>C-2</i>	<i>CD</i>	<i>I</i>	<i>ID</i>
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	—	—	—

	<i>C-1</i>	<i>C-2</i>	<i>CD</i>	<i>I</i>	<i>ID</i>
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

	<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.