

§ 280-81. Permitted uses and structures.

Use and structures with a size limitation of 100,000 square feet (base floor dimension) are permitted in the C-2 District as follows:

A. Principal uses and structures:

(1) Principal uses and structures permitted in the C-1 District. No residential housing shall be permitted.

~~(1)~~(2) Office buildings and offices.

~~(2)~~(3) Retail sales.

~~(3)~~(4) Eating or drinking establishments.

~~(4)~~(5) Boat or marine sales and service.

~~(5)~~(6) Laundry or dry-cleaning plants.

~~(6)~~(7) Custom shops, including but not limited to printing, electrical, heating, plumbing or woodworking shops.

~~(7)~~(8) Warehouses, but not including the storage of highly flammable or explosive materials.

~~(8)~~(9) Billiard or pool halls, bowling alleys, skating rinks, dance halls and video game rooms.

~~(9)~~(10) Dairies; bottling of nonalcoholic beverages from previously prepared ingredients.

~~(10)~~(11) Wholesale sales and distribution.

~~(11)~~(12) Commercial swimming pools.

~~(12)~~(13) Drive-in restaurants.

~~(13)~~(14) Theaters and drive-in theaters.

~~(14)~~(15) Golf driving ranges or miniature golf.

~~(15)~~(16) The following uses, provided that they are conducted within a completely enclosed building or within an area enclosed by a solid wall or fence at least eight feet in height.

(a) Building materials supply, including incidental millwork.

(b) Public utility storage, service buildings and yards.

(c) Small-animal hospitals.

(d) Machine and tool sales, rentals and service.

(e) Storage and sales of solid fuel.

(f) Storage and sales of feed for livestock.

~~(16)~~ Private rental storage (mini-storage) is prohibited (see definition). This prohibition does not include full-scale buildings in which interior spaces are being rented for individual storage usage. [Amended 12-13-2010 by L.L. No. 10-2010]

(17) The manufacture, compounding, and assembly of products from previously prepared materials, provided that they are conducted in a completely enclosed building and that the operations associated with such use will not produce any detrimental pollutant, noise, odors or similar nuisances infringing on the surrounding neighborhood. These types of uses can include but are not limited to the following: **[Added 2-11-2013 by L.L. No. 2-2013¹; amended 7-15-2013 by L.L. No. 7-2013]**

- (a) Electrical and electronic components and equipment.
- (b) Musical, scientific, medical, dental and photographic equipment and supplies.
- (c) Recreation equipment and toys.
- (d) Clothing and other textile products.
- (e) Printing, publishing and engraving.
- (f) Furniture and furnishings for households and offices, and related wood and metal products.
- (g) Food and beverage products.

(18) Research and development activities, including laboratories, testing, small-scale experimental and pilot plan operations and production operations incidental to research and development practice and techniques.

~~(18)~~(19) The following uses by special use permit authorized by the Planning Board (see Article XLVI):

- (a) Permitted uses [Subsections A(1) through (15) above] greater than 100,000 square feet (gross floor dimension).
- (b) Nursery schools and day-care centers.
- (c) New or used motor vehicles sales (servicing of vehicles is allowed at these facilities). **[Amended 6-14-1999 by L.L. No. 5-1999]**
- (d) Terminals for local trucking and delivery service, but not including any tractor, trailer or tractor-trailer combination, or automobile conveyor, provided that all vehicle loading, unloading and parking is on the premises.
- (e) Commercial car washes.
- (f) Filling stations, gasoline stations and automotive repair services (including oil change, muffler and brake shops, collision shops and tire shops), provided that all repairs/work shall be conducted in an enclosed building. **[Amended 6-14-1999 by L.L. No. 5-1999]**
- (g) Towing and recovery impoundment areas, but not including auto wrecking or the storage of motor vehicles not eligible for New York State motor vehicle inspection stickers. **[Amended 1-14-2013 by L.L. No. 1-2013]**
- (h) As an accessory use to an existing ~~private~~ rental storage (mini-storage) facility, a screened outdoor storage area for leasing for storage purposes. **[Added 12-13-2010]**

by L.L. No. 10-2010]

(i) Full scale buildings in which interior spaces are being rented for individual storage use.
Access to storage units must be within an enclosed building (see § 280-332.5).

B. Accessory uses and structures:

- (1) Accessory uses permitted in the C-1 District.
- (2) Accessory uses and structures customarily incidental to permitted principal uses.

1. Editor's Note: This local law also provided for the redesignation of former Subsection A(17) as Subsection A(18).