

VILLAGE OF SKANEATELES
DRAFT LOCAL LAW # OF 2017

A LOCAL LAW TO AMEND CHAPTER 225 (“ZONING”),
ARTICLE II (“WORD USAGE AND DEFINITIONS”),
SECTION 225-4 (“DEFINITIONS”), ARTICLE III (“LAND USE CONTROL DISTRICTS”),
SECTION 225-5 (“ESTABLISHMENT”), SECTION 225-6 (“PURPOSE OF DISTRICTS”)
AND THE PERMITTED USE CHART OF THE VILLAGE OF SKANEATELES

BE IT ENACTED BY THE VILLAGE BOARD OF THE VILLAGE OF SKANEATELES:

Statement of Intent and Findings.

The Board of Trustees has determined that it is necessary to establish a Downtown D Overlay District (“DDOD”) to define additional commercial uses compatible with residential quality of life within the Village of Skaneateles.

Authority.

This Local Law is enacted pursuant to the authority of the Municipal Home Rule Law, Section 10 and the New York State Village Law Article 7.

Text of Proposed Local Law.

I. Chapter 225 (“Zoning”), Section 225-4 (“Definitions”), is hereby amended to add a definition as follows (changes highlighted):

§ 225-4. Definitions.

“RESTAURANT, PACKAGE-FOOD

A building or structure or portion thereof which is used for the preparation, packaging, and sale of food and beverages for off-premises consumption.”

II. Chapter 225 (“Zoning”), Section 225-5 (“Establishment”), is hereby amended to read as follows (changes highlighted):

§ 225-5. Establishment.

A.

“(9) Downtown D Overlay District.”

III. Chapter 225 (“Zoning”), Section 225-6 (“Purpose of Districts”), is hereby amended to read as follows (changes highlighted):

§ 225-6. Purpose of districts.

“L. Downtown D Overlay District (DDOD). The purpose of this District as established in this article is to provide for commercial uses compatible with residential quality of life and land development located in sensitive environmental and historical areas within the Village of Skaneateles based upon the following considerations:

1. Prevention of an irreversible loss in historic and natural resources
2. Availability of parking
3. Maintenance and/or improvement of residential dwellings and inviting residential quality of life
4. Elimination of odors
5. Minimizing of adverse impact on nearby properties from lights and noise
6. Control of adverse impacts on existing development

The location and boundaries of the Downtown D Overlay District (DDOD) is delineated on the Zoning Map of the Village of Skaneateles per Section 225-7. The areas included are properties in Downtown D abutting Genesee Street on the north side from the center line of Jordan Street to the easterly line of Downtown D and on the south side from the alley west of 2 East Genesee Street to the easterly line of Downtown D.”

IV. The Permitted Use Chart is hereby amended in its entirety to read as follows:

“	District								
	A1	A2	A3	A4	B	C	D	PL	DDOD
A. Residential Uses									
(1) Dwelling, one-family	P	P	P	P	S	S	P	N	P
(2) Dwelling, townhouse	X	X	X	X	X	S	P	N	P
(3) Dwelling, two-family	X	P	P	X	S	S	P	N	P
(4) Dwelling, multifamily (includes condominium and cooperative apartment house)	N	N	N	N	X	X	X	N	X
(5) Dwelling unit above retail or office space	N	N	N	N	N	S	P	N	P
(6) Mobile home and mobile home park	N	N	N	N	N	N	N	N	N
(7) Open space subdivisions and cluster housing in compliance with Article IX)	X	X	X	X	X	X	N	N	N
(8) Rooming house	N	N	N	N	N	N	N	N	N

	District								
	A1	A2	A3	A4	B	C	D	PL	DDOD
B. Accessory Uses									
(1) Accessory building and structure [in compliance with § 225-14C(5)(a) and (b) and the definitions of “accessory building” and “story of a building” in § 225-4]	P	P	P	P	P	P	P	S	P
(2) Bed-and-breakfast homestay (in compliance with § 225-40 and the definition of “bed-and-breakfast homestay in § 225-4)	N	X	N	N	N	X	X	N	X
(3) Boathouse, and similar lakeshore accessory building, marine railway, permanent dock (in compliance with § 225-19 of Article VI)	X	N	N	N	N	N	X	X	X
(4) Brewery serving only on-premises consumption in a restaurant or tavern	N	N	N	N	N	X	X	N	X
(5) Home occupation (in compliance with § 225-22 of Article VII)	X	X	X	X	X	X	X	N	X
(6) Outdoor storage of one travel trailer, truck with over one-ton capacity, boat or similar large vehicle [in compliance with § 225-14C(5)(c)]	X	X	X	X	X	X	X	X	X
(7) Supplemental apartment (in compliance with § 225-23 of Article VII)	X	X	X	X	X	X	X	N	X
(8) Retail sales of convenience merchandise in lodging (in compliance with § 225-42 and the definition of “retail sales serving hotel or motel or lodging” in § 225-4)	N	N	X	N	N	S	P	N	P
(9) Vehicular parking leased to serve other uses (in compliance with § 225-47 and the definition of “vehicular parking leased to serve other uses” in § 225-4)	X	X	X	N	X	S	S	X	S
C. Commercial Uses									
(1) Care home	X	X	X	N	X	S	S	N	S
(2) Commercial services (including but not limited to plumbing, electrical, carpentry, printing and off-premises catering)	N	N	N	N	N	S	P	N	P
(3) Day-care center and day nursery school	N	N	N	N	N	X	X	X	X
(4) Equipment rental, including boats, canoes, sporting goods, appliances and tools	N	N	N	N	N	X	S	X	S
(5) Funeral home	N	N	N	N	N	X	X	N	X
(6) Health care services, human (including offices for a physician, dentist, and other licensed health care professionals)	N	N	N	N	N	S	S	N	S
(7) Hospital	N	N	N	N	N	X	X	N	X
(8) Hotel	N	N	N	N	N	N	X	N	X

	District									
	A1	A2	A3	A4	B	C	D	PL	DDOD	
(9) Lodging	N	N	X	N	N	N	N	N	N	N
(10) Lumberyard	N	N	N	N	N	X	S	N	N	S
(11) Manufacturing, light (including but not limited to the manufacturer and assembly of electronic components and jewelry)	N	N	N	N	N	X	S	N	N	S
(12) Marine services or transient dock facility under license by Village	N	N	N	N	N	X	X	X	X	X
(13) Motel	N	N	N	N	N	N	N	N	N	N
(13)-(14)Office, general business	N	N	N	N	N	S	P	N	N	P
(14)-(15)Office, licensed professional (including but not limited to an architect, engineer and lawyer)	N	N	N	N	N	S	S	N	N	S
(15)-(16)Personal services (including but not limited to a beauty salon, barbershop, dry cleaning and laundromat)	N	N	N	N	N	S	P	N	N	P
(16)-(17)Physical fitness including a gym or dance studio	N	N	N	N	N	S	S	X	N	S
(17)-(18)Private group instruction (including but not limited to the presentation of seminars or retreats)	N	N	N	N	N	S	P	S	N	P
(18)-(19)Public utility infrastructure for the transmission of electricity, gas, telephone and cable television services	X	X	X	X	X	X	X	X	X	X
(19)-(20)Restaurant without vehicular-orientated or drive-through service	N	N	N	N	N	X	S	N	N	N
(20)-(21)Restaurant, vehicular-orientated or drive-through Service	N	N	N	N	N	N	N	N	N	N
(21)-(22)Restaurant, Package-Food	N	N	N	N	N	X	S	N	N	S
(21)-(23)Retail sales, less than 3,000 square feet	N	N	N	N	N	S	P	N	N	P
(22)-(24)Retail sales, over 3,000 square feet	N	N	N	N	N	X	S	N	N	S
(23)-(25)Sexually orientated businesses (in compliance with § 225-45 and the definition of “sexually orientated business” in § 225-4)	N	N	N	N	N	X	N	N	N	N
(24)-(26)Theater	N	N	N	N	N	X	X	N	N	X
(25)-(27)Veterinary services, including veterinarian office, kennels and grooming	N	N	N	N	N	X	N	N	N	N
(26)-(28)Vehicular service	N	N	N	N	N	X	N	N	N	N
(27)-(29)Vehicular sales	N	N	N	N	N	X	N	N	N	N
(28)-(30)Vehicular parking as a principal use	N	N	N	N	N	X	X	X	N	X
(29)-(31)Warehouse	N	N	N	N	N	X	X	N	N	X
(30)-(32)Wireless telecommunications infrastructure	N	N	N	N	N	N	N	X	N	N
(31) Motel	N	N	N	N	N	N	N	N	N	N

	District								
	A1	A2	A3	A4	B	C	D	PL	DDOD
D. General Principal Uses									
(1) Arenas, amphitheaters, swimming pools, pavilions, athletic facilities and structures accessible to the general public and whether covered or uncovered	N	N	N	N	X	X	N	S	N
(2) Cemetery	N	N	N	N	N	N	N	X	N
(3) County, state or federal care home	N	N	N	N	X	X	X	N	X
(4) County, state or federal offices	N	N	N	N	X	X	X	N	X
(5) Cultural facility (including a museum, library, art gallery or lecture hall)	N	N	X	N	N	P	P	X	P
(6) Education (including public, private, academic, parochial, elementary and secondary schools, colleges, and universities)	N	N	N	N	X	S	S	N	S
(7) Village-owned parking lot	N	N	N	N	X	S	S	S	S
(8) Other public service not provided by Village or Town (including fire district structure or ambulance corps)	N	N	N	N	X	X	X	X	X
(9) Religious, including a church or other place of worship	N	N	N	N	X	X	X	N	X
(10) Senior citizen center, nonresidential	N	N	N	N	N	X	X	X	X
(11) Town department structure (including but not limited to Highway, Wastewater Treatment or Water)	N	N	N	N	X	N	N	X	N
(12) Village department structure (including Public Works, Wastewater Treatment, Electric, Water, Fire or Police)	N	N	N	N	X	X	X	S	X
(13) Village or Town office	N	N	N	N	X	P	P	S	P
(14) Village park or playground	S	S	S	S	S	S	S	S	S

Key:

“P” is a use that is permitted by right in a district.

“X” is a conditional use that is permitted in a district only upon the applicant obtaining a Special Use permit from the Zoning Board of Appeals.

“S” is a use requiring site plan review and approval by the Planning Board.

“N” is a use that is prohibited in a district.

Effective Date: This local law shall take effect immediately upon its adoption.

Adopted: _____, 2017.