

APPENDIX A

ARTICLE V - DISTRICT REGULATIONS

SCHEDULE I - USE CONTROLS

DISTRICT	PURPOSE	PERMITTED USES	PERMITTED ACCESSORY USES	SPECIAL USES
SINGLE FAMILY RESIDENTIAL - SFR	The purpose is to promote low density residential uses and compatible development. Historic, cultural, recreational and coastal resources will be enhanced	Single family dwellings, churches, convents, community facilities (excluding facilities for treatment of alcoholics, mentally handicapped, drug addicted, etc.) public parks, private recreational facilities (excluding miniature golf courses), charitable institutions (excluding penal or correctional facilities), boarding houses, tourist homes, home occupations.	Private garages, signs, swimming pools, carports, patios, private greenhouses (non-commercial), etc.	Farm and farm structures, mortuary establishments, public utility facility (in keeping with uses in District), two family and multiple family dwelling, cemeteries.
GENERAL RESIDENTIAL DISTRICTS -GR	The purpose of this district is to promote a higher density of residential uses and a greater variation of residential uses. Historic, cultural and coastal resources will be enhanced.	Any uses listed as permitted in the SFR District, two family and multi-family dwellings, mobile home parks.	Private garages, signs, swimming pools, carports, patios, private greenhouses (non-commercial), etc.	Individual mobile homes, farms and farm structures, public utility facility (in keeping with uses in the District), cemeteries, mortuary establishments.
TOURISM AND RECREATION DIS- TRICTS - TR	The purpose of this district is to promote the historic, coastal, cultural, developmental, recreational and other resources that supplement a quality life style.	Any uses permitted in the SRF and CR Districts (excluding mobile home parks), camps or cottages, marinas, public or private beaches/parks and their associated facilities.	Boathouses, private garages, swimming pools, carports, patios, breakwalls, signs, private greenhouses (non-commercial), etc.	Hotels, motels, restaurants, tourist accommodations, camps, cabins, yacht/boating clubs, sportsmen's clubs, petroleum, storage areas, deep water port facilities, farms and farm structures, public utility facility, cemeteries, sales and rental of marine uses.
BUSINESS DISTRICTS -	The purpose of this district is to promote the business and commercial nature of the area. Historic, cultural, recreational and coastal resources will be enhanced.	Any uses permitted in the SFR and the CR (excluding mobile home parks), lending institutions, insurance companies, business and professional offices, retail and wholesale stores, hotels, motels, theaters, commercial service establishments, recreational and amusement centers, assembly facilities, restaurants.	Signs, private garages, swimming pools, carports, patios, private greenhouses (non-commercial) etc.	Automobile Service Station, motor vehicle sales.

DISTRICT	PURPOSE	PERMITTED USES	PERMITTED ACCESSORY USES	SPECIAL USES
INDUSTRIAL DISTRICTS - I	The purpose of this district is to promote the industrial sector and economy of the Village.	All uses listed herein are permitted only as they meet "site plan review criteria" established elsewhere in this Ordinance. Manufacturing plants (including assembling, processing, and fabricating), light industrial operation, public utility facility, and business and commercial uses listed in the B District are permitted. Motels, hotels, places of public assembly and residential uses are not permitted.	Signs and billboards, service buildings for the industrial or business uses, necessary utility structures and facilities and other similar accessory uses.	Petroleum Storage Areas
PLANNED DEVELOPMENT DISTRICTS - PD (floating)	The purpose of this district is to allow the Village the flexibility to vary certain requirements of this Law providing the development adheres to basic criteria, is of quality nature, and meets the overall intent and conditions set forth in this Law. The District allows a combination of residential, commercial and recreational uses.	Permitted uses include those residential uses previously mentioned (excluding mobile home parks), retail and service businesses, other commercial establishments, marine uses, churches, recreational enterprises, home occupations, beaches, parks, etc. No industrial uses will be permitted. P.D. District permitted uses shall comply with requirements of the respective supplemental schedule and site plan review criteria.	Signs, service buildings, private garages, community facility, swimming pools, patios, private greenhouses (non-commercial), etc.	
HISTORIC PRESERVATION - HP	The purpose of this district is to promote the educational, cultural, economic and general welfare of the public through the protection, enhancement, perpetuation and preservation of the Village's historic and architectural resources.	All uses permitted by the zoning districts over which the Historic Preservation District overlaps are allowed, as long as they satisfy the historic preservation standards incorporated within this Law.		

**ARTICLE V - DISTRICT REGULATIONS**

**SCHEDULE II - LOT DIMENSIONS**

DISTRICT AND USE	MAX. LOT COVERAGE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. BUILDING HEIGHT
<b>SINGLE FAMILY RESIDENTIAL</b>							
<b>SFR</b>							
Permitted Uses	50 %	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	25 ft.	35 ft.
Accessory Uses				30 ft.	15 ft. (1 side)	25 ft.	35 ft.
Other Permitted and Special Uses	50 %	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	25 ft.	35 ft.
Lot of Record	50 %	7,500 sq. ft.	50 ft.	30 ft.	15 ft.	25 ft.	35 ft.
<b>GENERAL RESIDENTIAL</b>							
<b>DISTRICT - GR</b>							
Permitted Uses	50 %	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	25 ft.	35 ft.
Accessory Uses				30 ft.	15 ft. (1 side)	25 ft.	35 ft.
Other Permitted and Special Uses	50 %	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	25 ft.	35 ft.
Lot of Record	50 %	7,500 sq. ft.	50 ft.	30 ft.	15 ft.	25 ft.	35 ft.
<b>TOURISH AND RECREATIONAL</b>							
<b>DISTRICT - TR</b>							
Permitted Uses	60 %		75 ft.	30 ft.	15 ft.	15 ft.	35 ft.
Residential		9,000 sq. ft.					
Non-residential		15,000 sq. ft.					
Accessory Uses				30 ft.	15 ft. (1 side)	15 ft.	35 ft.
Other Permitted and Special Uses	60 %	15,000 sq. ft.	75 ft.	30 ft.	15 ft.	15 ft.	35 ft.
Lot of Record	60 %	7,500 sq. ft.	50 ft.	30 ft.	15 ft.	15 ft.	35 ft.
<b>BUSINESS DISTRICT - B</b>							
Permitted Uses		3,000 sq. ft.	50 ft.	10 ft.		15 ft.	35 ft.
Accessory Uses			50 ft.	10 ft.		15 ft.	35 ft.
Other Permitted and Special Uses		3,000 sq. ft.	50 ft.	10 ft.		15 ft.	35 ft.
Lot of Record		1,500 sq. ft.	25 ft.	10 ft.		10 ft.	35 ft.
<b>INDUSTRIAL DISTRICT - I</b>							
Permitted Uses		15,000 sq. ft.	100 ft.	30 ft.	20 ft.	25 ft.	35 ft.
Accessory Uses				30 ft.	20 ft. (1 side)	25 ft.	35 ft.
Other Permitted and Special Uses		15,000 sq. ft.	100 ft.	30 ft.	20 ft.	25 ft.	35 ft.
Lot of Record		7,500 sq. ft.	50 ft.	30 ft.	20 ft.	25 ft.	35 ft.

**PLANNED DEVELOPMENT**  
**DISTRICT - PD (floating)**  
 all permitted uses

All lot dimensions for permitted uses, as noted, will be waived and will be at the discretion of the Planning Board and Village Board as per the requirements of Article VII - Section 6.

35 ft. (all structure)

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COASTAL MANAGEMENT CRITERIA

COASTAL ZONE DESCRIPTION	PURPOSE	PRIMARY AND ACCESSORY USES	PERFORMANCE CRITERIA (where appropriate)
<u>Off-Shore Zone</u> Lake Ontario, depths greater than 30' Fish habitat areas Water quality	To maintain or enhance aquatic biological resources; to protect inherent scenic qualities of Lake Ontario and the St. Lawrence River; to provide for recreational use of open waters; to provide for economic use of open waters.	1. Boating Navigation Aids 2. Shipping Navigation Aids 3. Water Supply Intake Systems	-Boats meet regulations with respect to waste disposal -No open lake/river waste disposal -Maintain scenic character -Minimal aquatic disturbance to plant or animal habitat
<u>Near-Shore Zone</u> Littoral zone (lake and river waters less than 30' deep) Embayments: water areas partially enclosed by land Lower reaches of lake and river tributaries (Lake Ontario and Mill Creek, from Lake to Military Road) Fish habitat areas	To maintain or enhance aquatic biological resources; to protect inherent scenic qualities of near shore and inland water areas; to provide for recreational use of shore waters; to provide for necessary support systems for recreational uses; to enhance maximum economic benefit from shore water areas where environmentally feasible; to give priority to water dependent uses, and reduce commitment to non-dependent uses.	1. Fishing, swimming, non-intensive recreation 2. Boating Marinas 3. Fish habitat and production management facilities 4. Recreation support systems	-Boats meet regulations with respect to waste disposal -Maintain water quality -Maintain scenic quality -Provision for public access -Maintain wildlife habitat -Minimal disturbances of aquatic/benthic communities
<u>Shoreline Zone</u> Shore physical phenomena: a) bluffs b) wetlands c) erodible shore areas Water hazards Wildlife habitats Poor soils	To maintain or enhance shoreline character; to maintain or improve scenic quality of shoreline areas; to maintain or improve wildlife habitat areas; to provide for general public access across the shoreline zone to the waterfront; to ensure availability of space for uses dependent upon shoreline location; to limit proliferation of uses not dependent upon shoreline location for their viability to maintain the functional integrity of shore resources; to preserve rare and unique shoreline features.	1. Wildlife habitat, management areas	-Facilities designed to adequately accommodate projected use -Adequate waste disposal facilities -Devices to limit access if resource lacks carrying capacity -Community facilities prefabricated; i.e., docks, boat houses, etc., designed to accommodate larger numbers rather than separate facility for each boat -Maintain scenic quality -Maintain wildlife and water quality -Preservation of rare and unique natural features -Systems designed with minimal intrusion into shoreline open space -Adequate waste control systems -Adequate setbacks to reduce possibility of flooding, erosion hazards, etc. -Minimum shoreline vegetation disturbance

GENERAL MANAGEMENT CRITERIA

COASTAL ZONE DESCRIPTION	PURPOSE	PRIMARY AND ACCESSORY USES	PERFORMANCE CRITERIA
<u>Coastal Stress Zone</u>			
<ul style="list-style-type: none"> <li>-Water hazards (100-year flood plains)</li> <li>-Poor soils</li> </ul>	To maintain functional integrity of flood plains; to protect human investment in areas with development limitations.	<ul style="list-style-type: none"> <li>-Non-intensive recreation facilities</li> <li>-Agricultural activities</li> <li>-Structural development -(with appropriate development controls for construction and on-site water and sanitary systems)</li> </ul>	<ul style="list-style-type: none"> <li>-No permanent structures in wave and erosion hazard areas</li> <li>-Use of measures to minimize erosion in areas subject there</li> <li>-No permanent structures in 100-year flood plains</li> <li>-Flood-proofing of minor structures within 100-year flood plains</li> <li>-Adaptation of structures to poor soil conditions where possible</li> </ul>
<u>Recreation Resources Zone</u>			
<ul style="list-style-type: none"> <li>-New York State Parks and recreation facilities</li> <li>-Areas where groups of significant number of smaller facilities constitute general recreation-area</li> </ul>	To maintain viability of sites as recreation resources; to enhance and expand utility of recreation resources to meet public needs; to provide adequate shoreline access, to enhance the quality and variety of outdoor recreation opportunities to users of the area; to minimize environmental degradation resulting from use of recreation facilities.	<ul style="list-style-type: none"> <li>-Fishing, swimming, non-intensive recreation, camping, boat launches, historic resources, etc.</li> </ul>	<ul style="list-style-type: none"> <li>-Maintenance of recreational resources</li> <li>-Provision of water-contact access</li> <li>-Provision of adequate support and protective services: utilities, road access, launch areas, harbors of refuge, etc</li> <li>-Adequate treatment of wastes</li> <li>-Public access to shoreline</li> </ul>
<u>Agricultural Resource Zone</u>			
<ul style="list-style-type: none"> <li>-Areas of prime agricultural soils</li> <li>-Areas of active farming operations</li> </ul>	To protect and enhance existing agricultural activity; to maintain resource integrity for farming operations; to promote expansion of farming activity on prime ag soils; to minimize the commitment of prime soils to non-agricultural uses.	<ul style="list-style-type: none"> <li>-Structural development</li> <li>-residential and commercial.</li> </ul>	<ul style="list-style-type: none"> <li>-Provide for measures to minimize erosion and agricultural runoff of silt, fertilizers and chemicals</li> <li>-Developments, singly or cumulatively, will not diminish significantly the use of land for agricultural purposes</li> <li>-Rural or semi-rural farm character will be maintained</li> </ul>

COASTAL MANAGEMENT CRITERIA

COASTAL ZONE DESCRIPTION	PURPOSE	PRIMARY AND ACCESSORY USES	PERFORMANCE CRITERIA
<p><u>Urban Zone</u></p> <ul style="list-style-type: none"> <li>-Areas with water and sewer services</li> <li>-Developed urban infrastructure: traffic and street system, range of commercial services</li> <li>-Generally already committed land uses</li> </ul>	<p>To enhance and improve community aesthetic quality; to maintain viable residential, commercial and service structure; to promote development expansion in areas most suitable for supporting them; to encourage and promote economic growth, stability, and production; to minimize environmental degradation.</p>	<ul style="list-style-type: none"> <li>-Planned Development Districts</li> <li>-Tourism and recreation facilities</li> <li>-Permitted industries</li> </ul>	<ul style="list-style-type: none"> <li>-Utilization of existing service infrastructure</li> <li>-Adequate and proper treatment and disposal of wastes</li> <li>-Enhance aesthetic qualities</li> <li>-Enhance and preserve historic areas</li> <li>-Public access priority</li> </ul>
<p><u>Shoreline Strip Zone</u></p> <ul style="list-style-type: none"> <li>-Residential developments adjacent to lake, river and related hydrologic features</li> <li>-Cottages and primarily recreation-oriented residential (seasonal/transient)</li> <li>-Variety of basic commercial services (such as gas stations, food stores, marinas, etc.)</li> </ul>	<p>To maintain or reduce the current level of coastal sites committed to development; to promote the removal of structures in hazard areas; to ensure that only coastal dependent uses are located in shoreline areas; to reduce environmental degradation.</p>	<ul style="list-style-type: none"> <li>-Large Residential uses</li> <li>-Recreation uses</li> <li>-Public access</li> <li>-Industrial water dependent uses</li> </ul>	<p>Same as Urban Zone Criteria</p>

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- (b) Erosion Hazard Areas - There are certain areas along the shoreline that are conducive to erosion characteristics. Within and adjacent to the State designated Erosion Hazard Areas the following site plan review criteria will be administered by the Planning Board. The Board shall set the specific standards and conditions whereby land uses and development will be protected from erosion situations. The criteria used to establish such conditions are:
- (a) land use development standards for minimum setback requirements, prevention of erosion to site or adjacent sites, prevention of adverse affects to natural resources, and consideration of alternative sites or designs which would have least effect on coastal resources.
  - (b) erosion protection standards for design and construction of erosion protection structures, and prohibition of such structures which would unreasonably increase erosion or be located in areas of substantial wildlife habitat unless adequate mitigation measures are incorporated into the design.
  - (c) restoration and stabilization standards to insure that land areas are maintained and where necessary restored to minimize erosion to other lands.

The standards mentioned above may be modified if certain criteria can be met including lack of prudent alternative site, public benefits that outweigh the long-range adverse effects of the project, and all reasonable mitigative measures have been incorporated into the project.

It should be noted that the standards include a provision that erosion be controlled for at least a 30-year period. In recognition of the difficulties associated with the delineation of erosion hazard areas, the State legislation defines them as areas where erosion might be expected to damage structures within a period of forty years from the date such identification is made. A fixed line would be drawn on a map showing the expected inland extent of erosion over the forty-year period. All new development in such hazard areas would be reviewed to insure that it is set back from the shoreline, as it exists at the time a permit is applied for, a sufficient distance to ensure protection from erosion over a thirty-year period.

Over time, this thirty-year setback line will move further inland as the shoreline erodes. If recession rate calculations are correct, this setback line will meet the fixed forty-year erosion hazard area limit ten years after its identification. Consequently, the State legislation requires that the limits of an identified hazard area be reviewed and adjusted at least once every ten years. (It should also be noted that a shoreline may accrete; in such situations, the thirty-year setback line would move in the direction of the water to keep pace with the accretion)

The State Erosion Hazard Areas identification for the Village shall be adopted as part of this Law and the above regulations shall be administered for those areas so identified. Such areas shall be delineated on the Coastal Area Map and become a part of this Law. The Village reserves the right to further amend this portion of the Law once State standards are recommended.

- (c) Uses of Regional Importance - There are certain uses which provide services or benefits to citizens of more than one local unit of government and, in fact, have a regional and national interest. These uses may be found within the broad categories of: Energy production/transmission; Interstate recreation; Interstate Transportation; Production of food and fiber; Preservation of life and property; National defense; Historic, cultural, aesthetic and conservation values; Mineral extraction.

Such uses shall be identified by the State and Federal governments and shall be incorporated into plans, programs, and policies on such topics (i.e. State Energy Master Plan). As a part of this section the local unit of government has a right to appeal these sitings or may prescribe fair standards for their implementation and construction. Some of those standards have been stipulated in the Coastal Management Criteria charts. Local regulations of such uses must be reasonable, not arbitrary and capricious, and must consider the regional and national interests involved.

Whether or not there is a "national interest" in the siting of a particular use or facility of regional benefit will depend on the circumstances: the nature or relative size of the area or facility, the size of the "market" that is to be served, its specific contribution to satisfaction of a national requirement, or a determination to that effect by a responsible federal agency.

2. In specific districts (as noted) the following uses and regulations shall apply:

- A. Home occupation uses are permitted in the SFR, GR, TR, B & PD districts. Following are a list of criteria that they must meet:

- (1) not more than five people shall be employed at such a use.
- (2) the use must be conducted within the dwelling.
- (3) one identification sign is permitted and shall not exceed foursquare feet in area.
- (4) off-street parking space requirements, as identified in this Article, shall be adhered to.
- (5) no unsafe traffic conditions shall be produced by vehicles at the use, sign placement, etc.
- (6) no objectionable odors, noise or unsightly conditions shall be encountered by neighboring properties.

- B. Public and private recreation facilities are permitted in the SFR, GR, TR, B and PD districts. Following are a list of criteria they must meet:

- (1) they shall be located at least 50 feet from a lot or street line.
- (2) if it is a commercial facility and is intended to serve a membership or clientele over 25 people on a regular basis the facility shall not be closer than 100 feet to a residential lot line.