



INCORPORATED:
APRIL 18, 1854

Village of Youngstown

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DRAFT of Provisions to the Village Zoning Code (proposed changes in red)

Section 250-18. Permitted uses in the C District:

Section A.

Subsection (8):

Current: **Gasoline service stations**, provided that:

Proposed: **Vehicle repair stations** provided that:

Section B.

Current: Limitations on **gasoline service stations** and public garages. The following regulations shall apply to gasoline service stations and public garages:

Proposed: Limitations on **vehicle service stations** and public garages. The following regulations shall apply to vehicle service stations and public garages:

Subsection (4):

Current: Storage of gasoline shall be in underground tanks approved by the National Board of Fire Underwriters.

Proposed: The storage of fuels shall comply with all State and Federal guidelines and regulations.

Section 250-19. Permitted uses in A Districts.

Proposed: Remove entire section

Section 250-21. Waterfront District

Section E

Subsection (11)

Current: New development **shall be** consistent with the maritime theme of the area, recognize the vehicle/parking limitations of the district by not overburdening Water Street with new traffic and/or creation excessive parking areas and shall respect the scenic nature of the district by not blocking views seen from Constitution Park bluff and Waterfront Park or introduction distractive building elements, such as garish signs or use of color schemes that are clearly out of character with the area.

Proposed: New development **is encouraged to** be consistent with the maritime theme of the area, recognize the vehicle/parking limitations of the district by not overburdening Water Street with new traffic and/or creation excessive parking areas and shall respect the scenic nature of the district by not blocking views seen from Constitution Park bluff and Waterfront Park or introduction distractive building elements, such as garish signs or use of color schemes that are clearly out of character with the area.

Section 250-22. Waterfront Commercial (1) District

Current: Waterfront Commercial (1) District

Proposed: Waterfront Commercial District

Section B

Subsection(s) (1-11):

Current: Permitted uses in the WC-1 District

- (1) Restaurants.
- (2) Ship supply.
- (3) Boutiques.
- (4) Craft studios.
- (5) Professional offices; provided, however, that any professional office located on the first floor of any structure in the district must also comply with the additional requirement of Subsection G of this section.
- (6) Residential use, except on the first floor of the building.
- (7) Village inns.
- (8) Parking as may be required under this chapter or any other village ordinance or local law.
- (9) Park land.
- (10) Antique shops.
- (11) Accessory uses which are incidental to the above uses.

Proposed: Permitted uses in the WC District

- (1) Restaurants.
- (2) Ship supply.
- (3) Boutiques.
- (4) **Craft / Art studios.**
- (5) Professional offices; provided, however, that any professional office located on the first floor of any structure in the district must also comply with the additional requirement of Subsection G of this section.

Residential use will be permitted provided that 40% of the ground floor is dedicated to commercial use and the commercial use must be adjacent to the street(s) side of the building. Permitted uses that are residential in nature are excluded from the 40% street side use of the ground floor.

Note: In keeping with the intended purpose of the district to provide a “shopping environment” businesses that are residential in nature such as, but not limited to, inns, bed and breakfast or other types of lodging businesses are not to be considered as commercial for ground floor use within the district.

(6) Village Inns

(7) Parking as may be required under this chapter or any other village ordinance or local law

(8) Park land.

(9) Antique shops.

(10) Accessory uses which are incidental to the above uses.

(11) Drugstores

(12) Convenient food stores and Grocery stores

(13) Accessory uses to drugstores and convenient food and grocery stores.

(14) Bait/tackle shops

Section F Harborfront vista incentives.

Subsection (1):

Current: The Waterfront Commercial 1 District is on the west side of Main Street, and on the west side of Main Street, the Board of Trustees may permit an additional story to the permitted building height, or the maximum gross floor area for commercial uses may be increased up to a maximum of 5,000 square feet if the site plan or existing use currently includes one or more of the following:

Proposed: In the Waterfront Commercial District on the west side of Main Street, the Board of Trustees may permit an additional story to the permitted building height, or the maximum gross floor area for

commercial uses may be increased up to a maximum of 5,000 square feet if the site plan or existing use currently includes one or more of the following:

Section 250-23. Waterfront Commercial 2 District.

Proposed: Remove entire section

Section 250-25. Interpretation of permitted uses.

Section A

Current: When a use is specifically listed in a district, such use shall be interpreted as being excluded from the listing in any other district. If any such use could be construed to be incorporated within a more inclusive listing, the more specific listing shall control.

Proposed: When a use is specifically listed in a district, such use shall be interpreted as being excluded from the listing in any other district. If any such use could be construed to be incorporated within a more inclusive listing, the more specific listing shall control.

In the event the zoning definition of a use is called into question and the Village code is undefined or its use, the International Building Code may be referenced for support.