

I. FINDINGS.

The Board of Trustees, based upon extensive review and recommendation of the Planning Board, finds that § 275-11, C-1 Commercial District, of Chapter 275, Zoning, of the Code of the Village of St. Johnsville should be amended to provide for certain additions and deletions in order to both more effectively preserve the historical concept of, and provide for modern complements to, this zoning district.

II. § 275-11. C-1 COMMERCIAL DISTRICT.

§ 275-11 of the Code of the Village of St. Johnsville, until further amended, shall hereafter read:

The following use regulations shall apply in any C-1 Commercial District.

A. Permitted uses.

- (1) Uses regularly permitted in the R-2 Residence District except churches and street level dwellings.
- (1)(a) Above street level dwellings utilizing a main rear entrance.
- (2) Restaurant or other place for serving food or beverages.
- (3) Retail store.
- (4) Laundry or dry-cleaning, self-service or pickup station.
- (5) Household appliance, radio, television, electronics, computer and telephone sales and service.
- (6) Bank, savings-and-loan institution.
- (7) Business or professional office.
- (8) Public building, public park.
- (9) Personal service shop such as barber, beauty parlor, tailor and shoe repair.
- (10) Hotel, motel.
- (11) Educational, eleemosynary, religious or philanthropic institution.
- (12) Club or lodge.
- (13) Theater, bowling alley.
- (14) Printing, letter press shop, copying services.
- (15) Auto sales and service.
- (16) Public utility station or structure.

(17) Signs, as follows:

(a) Business sign pertaining only to a permitted use, product or service available on the same premises, provided that the aggregate area of all such signs shall not be greater than three square feet for each foot of frontage actually occupied by such use, but not exceeding 200 square feet of aggregate sign area. Said sign shall be integral with, or attached flat against the building, or may project not more than four feet beyond the building line and not above the main roof of the street frontage.

(b) In case of a principal use involving no building, or in case of a building the front wall of which is located farther from the street than the required depth of front yard or width of side yard, one pole sign shall be permitted on the premises. Such sign shall not exceed 30 square feet in area for each display surface and shall have a clearance above the ground surface of 12 feet or more and an overall height of not more than 20 feet.

(c) Flashing or intermittent illumination is not permitted.

(d) Signs existing at the time of adoption of this chapter may remain so long as they are maintained in good structural condition.

(18) Parking lot.

B. Uses permitted upon issuance of a special permit by the Board of Appeals:

- (1) Gasoline station, gasoline station/convenience store.
- (2) Drive-thru food service.
- (3) Church if located 750 feet, or more, from an existing church.