

ZONING

Chapter 275

Village

of

ST. JOHNSVILLE

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Chapter 275

ZONING

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[HISTORY: Adopted by the Board of Trustees of the Village of St. Johnsville 8-9-1962.
Amendments noted where applicable.]

GENERAL REFERENCES

Adult uses — See Ch. 76.
Building construction and fire prevention — See Ch. 110.
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Flood damage prevention — See Ch. 146.
Property maintenance — See Ch. 188.
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ARTICLE I
Title

§ 275-1. Title.

This chapter shall be known and may be cited as “The Zoning Ordinance of the Village of St. Johnsville, New York.”

ARTICLE II
Purposes

§ 275-2. Purpose.

This chapter is enacted for the following purposes:

- A. To lessen congestion in the streets;
- B. To secure safety from fire, flood, panic and other dangers;
- C. To promote health and the general welfare;

- D. To provide adequate light and air;
- E. To prevent the overcrowding of land;
- F. To avoid undue concentration of population;
- G. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- H. To conserve the value of buildings;
- I. To encourage the most appropriate use of land throughout the Village.

ARTICLE III Terminology

§ 275-3. Word usage.

For the purposes of this chapter certain words and terms used herein shall have the meanings given in this article. Words used in the present tense include the future tense; words used in the singular include the plural, and the plural the singular. The word "lot" includes the words "plot" and "parcel." The word "building" includes the word "structure." The word "used" shall be deemed also to include "designed, intended, or arranged to be used." The word "shall" is mandatory.

§ 275-4. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ALLEY — A public way which affords generally a secondary means of vehicular access to abutting property.

AREA, BUILDING — Total of areas taken on a horizontal plane at the main grade level of principal buildings and all accessory buildings, exclusive of uncovered porches, parapets, steps, and terraces.

BASEMENT — An area below grade and having at least half of its clear floor-to-ceiling height above the average grade of the adjoining ground, and which is not designed or used primarily for year-round living accommodations.

BUILDING — Any roofed structure intended for the shelter, housing or enclosure of persons, animals, or property. When a building is divided into separate parts extending from the ground up, each part so divided is deemed a separate building.

BUILDING COVERAGE — That percentage of the lot area covered by the building area.

BUILDING, HEIGHT OF — The vertical distance measured from the established grade at the curb; or if no grade has been officially established at curb, measured from the average level of the finished ground surface across the front of the building to the highest point of the

roof for flat roofs, to the deckline of mansard roofs; and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

BUILDING OR USE, ACCESSORY — A building or use subordinate or supplemental to the main building or use on the same lot.

CELLAR — An area wholly or partly below grade and having less than half of its clear floor to ceiling height above the average grade of the adjoining ground.

DWELLING, ONE-FAMILY — A detached building containing one dwelling unit only.

DWELLING, MULTIFAMILY — A building, or portion thereof, containing three or more dwelling units.

DWELLING, TWO-FAMILY — A detached building containing two dwelling units only.

DWELLING UNIT — A building, or portion thereof, providing complete housekeeping facilities for one family.

FAMILY — One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit.

FARM — A parcel or tract of land which is used for the production or raising of agricultural products, except where such production is an accessory and noncommercial garden to a principal residential use on the same lot.

GARAGE, PRIVATE — A roofed space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than one car is leased to a nonresident of the premises.

GARAGE, PUBLIC — A building or part thereof used for the storage, hiring, selling, greasing, washing, servicing, or repair of motor driven vehicles, operated for gain.

GARAGE, STORAGE — A building or part thereof used only for the storage of vehicles for gain, and at which automobile fuels and oils are not sold and motor-driven vehicles are not equipped, repaired, hired or sold.

GASOLINE STATION — Any area of land, including structures thereon, that is used or designed to be used for the sale of gasoline or oil or other motor vehicle fuel and which may include facilities for lubricating, washing, cleaning, or otherwise servicing motor vehicles, but not including the painting or major repair thereof.

HOME OCCUPATION — Any personal or professional service customarily conducted entirely within a dwelling and carried on only by resident members of the family, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the residential character thereof, and in which there is kept no stock-in-trade.

HOSPITAL — A building or structure for the diagnosis and medical or surgical care of human sickness or injuries. The term shall be deemed to include sanatorium and medical clinic.

HOTEL — A building or portion thereof containing ten or more rooms intended or designed to be used or that are used, rented, or hired out to be occupied or which are occupied for sleeping purposes for compensation, whether the compensation be paid directly or indirectly.

JUNKYARD — A lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of wastepaper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles, and for the sale of the parts thereof.

LOT — A parcel of land considered as a unit, occupied or capable of being occupied by one building and accessory buildings or uses, or by a group of buildings united by a common use or interest; and including such open spaces as are required by this chapter, and having its principal frontage on a public street or an officially approved place.

LOT AREA — The total horizontal area included within lot lines, except that no part of the area within a public right-of-way be included in the computation of lot area.

LOT, CORNER — A lot located at the intersection of and fronting on two or more intersecting streets, and having an interior angle at the corner of intersection of less than 135°.

LOT DEPTH — The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

LOT, INTERIOR — A lot other than a corner lot.

LOT, THROUGH — A lot having frontage on two approximately parallel, or converging streets.

LOT WIDTH — The distance between side lot lines measured parallel to the front lot line at a distance from the front lot line equal to the front yard specified for the district.

MOBILE HOME — A mobile dwelling designed for and providing complete housekeeping facilities for one family.

MOTEL — A building with or without party walls, or any group of buildings, used primarily for sheltering transient motorists, and accessory uses, such as restaurants and parking.

NONCONFORMING USE — A building, structure or lot occupied by a use at the time of enactment of this chapter or any amendment which does not conform with the regulations of the district in which it is located.

NURSING OR CONVALESCENT HOME or HOME FOR THE AGED — Any dwelling used for the accommodation and care of persons with, or recuperating from, illness or incapacity, of aged persons where nursing services are furnished for hire.

PARKING SPACE — An off-street space available for the parking of one motor vehicle and having an area of not less than 180 square feet, exclusive of passageways and driveways thereto.¹

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

ROOMING HOUSE — Any building or portion thereof containing more than two and fewer than 10 rooms that are used, rented or hired out to be occupied or that are occupied for sleeping purposes for compensation, whether the compensation be paid directly or indirectly. The term “rooming house” shall be deemed to include lodging house, boardinghouse and tourist home.

SERVICE STATION — See “gasoline station.”

SIGN — Any device affixed to or painted or represented directly or indirectly upon a building, structure or land and which directs attention to an object, product, place, activity, person, institution, organization or business, but not including any flag, badge or insignia of any government or government agency, school or religious group, or of any civic, charitable, religious, patriotic, fraternal or similar organization, nor any official traffic control device. Each display surface shall be considered to be a sign.

SIGN, ADVERTISING — An “advertising sign” is a sign which directs attention to a business, commodity, service or entertainment sold or offered elsewhere than upon the premises where such sign is located, or to which it is affixed.

SIGN, BUSINESS — A “business sign” is a sign which directs attention to a business or profession conducted, or a commodity, service, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed.

SIGN, FLASHING — A “flashing sign” is any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this chapter, any revolving, illuminated sign shall be considered a “flashing sign.”

STORY — That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

STORY, HALF — That part of a building between a pitched roof and the uppermost full story, said part having a ceiling height of seven feet or more for an area not exceeding one-half the floor area of said full story, and in which space not more than 2/3 of the floor area is finished off as rooms.

STREET — A public way which affords the principal means of access to abutting property.

STRUCTURAL ALTERATION — Any change in the supporting members of a building.

STRUCTURE — Anything constructed or erected the use of which requires location on the ground or attachment to something having location on the ground.

TOURIST HOME — A dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

YARD — An open space on the same lot with a building, unoccupied or obstructed by any portion of a structure from the ground upward, except as otherwise provided in this chapter.

YARD, FRONT — An open, unoccupied space on the same lot with the building, between the front line of the building and the street or highway line, and extending the full width of the lot.

YARD, REAR — An open, unoccupied space, except for accessory buildings, on the same lot with the building between the rear line of the building and the rear lot line and extending the full width of the lot.

YARD, SIDE — An open, unoccupied space on the same lot with the building, situated between the building and the side lot line, and extending from the front yard to the rear yard.

**ARTICLE IV
Districts and Boundaries**

§ 275-5. Use districts.

In order to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and other purposes; to regulate and restrict the height and size of buildings hereafter erected or structurally altered, the size of yards and other open spaces, the amount of parking spaces, and the density of population, the Village of St. Johnsville is hereby divided into the following districts:²

Abbreviation	Type
R-1	Residence District
R-2	Residence District
R-3M	Mobile Home Residence District
C-1	Commercial District
C-1A	Commercial Accessory District [Added 5-31-1983 ³]
M-1	Manufacturing District
M-1A	Manufacturing Accessory District [Added 5-31-1983 ⁴]
P-D	Planned Development District [Added 5-23-1972]

§ 275-6. Zoning Map.

The locations and boundaries of the zoning districts hereby established are shown on a map entitled "Zoning Districts - Village of St. Johnsville." The District Map and all notations, reference, and other information shown thereon are hereby adopted and declared to be a part of this chapter.⁵ The Village Planning Board shall delineate on the Zoning Map all amendments to the district boundaries which are authorized by ordinance immediately upon the effective date of such ordinance, indicating the title and date of the ordinance.

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
 3. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
 4. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
 5. Editor's Note: The Zoning Map is on file in the office of the Village Clerk.

§ 275-7. District boundaries.

Where uncertainty exists as to the locations of any boundaries shown on the Zoning Map, the following rules shall apply:

- A. District boundary lines are intended to follow center lines of streets or alleys, rights-of-way or watercourses, lot lines, or be parallel or perpendicular thereto, unless such boundary lines are fixed by dimension as shown on the Zoning Map.
- B. Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- C. In unsubdivided land and where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearing thereon.
- D. If, after the application of the foregoing rules, uncertainty exists as to the exact location of a district boundary, the Board of Appeals shall determine the location of said line.

**ARTICLE V
Use Regulations**

§ 275-8. R-1 Residence District.

The following use regulations shall apply in any R-1 Residence District.

A. Permitted uses:

- (1) One-family dwelling.
- (2) Church, church school, convent, parish house.
- (3) Public or parochial school.
- (4) Public park or playground.
- (5) Cemetery.
- (6) Customary accessory uses and buildings, provided such uses and buildings are located on the same lot and are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
- (7) Sign. A nameplate, identification, for sale or rent sign is permitted. Such sign shall be located only on the premises of the use to which it refers. No sign shall emit any flashing or intermittent illumination nor shall it be located in or project into the public way nor be located above the first story. No neon sign shall be used in any residence district.
 - (a) A nameplate or identification sign shall not exceed two square feet in area.
 - (b) A for sale or rent sign shall not exceed four square feet in area.

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

- (1) Public utility station or structure.

§ 275-9. R-2 Residence District.

The following use regulations shall apply in any R-2 Residence District.

A. Permitted uses:

- (1) Uses regularly permitted in R-1 Residence Districts.
- (2) Two-family dwelling.
- (3) Three- or four-family dwelling by conversion of an existing structure, provided that lot area and parking requirements specified in Schedules A and B shall be met.⁶
- (4) Home occupation.
- (5) Accessory building or use customarily incidental to any of the above uses when located on the same lot.
- (6) Funeral home. [Added 11-14-1972]

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

- (1) Nursing or convalescent home or home for the aged.
- (2) Public utility station or structure.

§ 275-10. R-3M Mobile Home Residence District.

The following use regulations shall apply in any R-3M Residence District.

A. Permitted uses:

- (1) Mobile home with a minimum floor area of 400 square feet.
- (2) Playground.
- (3) Accessory building or use customarily incidental to any of the above uses when located on the same lot.

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

- (1) Public utility station or structure.

§ 275-11. C-1 Commercial District.

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

6. Editor's Note: Schedule A is included at the end of this chapter; Schedule B is included in § 275-24.

A. Permitted uses.

- (1) Uses regularly permitted in the R-2 Residence District.
- (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 or television 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.
- (10) Hotel, motel, multifamily dwelling.
- (11) Educational, eleemosynary, religious or philanthropic institution.⁷
- (12) Club or lodge.
- (13) Theater, bowling alley.
- (14) Printing or letter press shop.
- (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.

7. Editor's Note: Original Subsection 12, Funeral home, which immediately followed this subsection, was repealed 11-14-1972.

- (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.
- B. Uses permitted upon issuance of a permit by the Board of Appeals:
- (1) Gasoline station.
 - (2) Drive-in food service.

§ 275-12. C-1A Commercial Accessory District. [Added 5-31-1983⁸]

- A. Permitted uses shall be as follows:
- (1) Uses permitted in the R-2 District.
 - (2) Parking lot.
 - (3) Garage, private or storage.
 - (4) Business or professional office.

§ 275-13. M-1 Manufacturing District.

The following use regulations shall apply in any M-1 Manufacturing District.

- A. Permitted uses:
- (1) Heating, plumbing, air-conditioning, electrical, cabinet and similar hand fabrication shops.
 - (2) Storage and sale of lumber, wood, feed, or fuel.
 - (3) Manufacture, processing or treatment of textile goods and articles.
 - (4) Manufacture, processing or treatment of leather or plastic goods and articles.
 - (5) Manufacture, processing or treatment of articles or merchandise from previously prepared paper, plastic, metal, stone or wood materials.
 - (6) Manufacture or assembly of electrical or electronic instruments or devices, surgical or dental instruments, musical instruments, rubber or metal stamps, toys and novelties.
 - (7) Manufacture, processing or packaging of such products as candy, cosmetics, pharmaceutical and food products.
 - (8) Printing or publishing plant.

8. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (9) Warehousing or distribution but not including truck terminal.
 - (10) Laundry or dry-cleaning plant.
 - (11) Municipal or public utility station or structure.
 - (12) Development or research center.
 - (13) Tool, die and pattern making and similar small machine shops.
 - (14) Welding or metal craft shop.
 - (15) Accessory building or use customarily incidental to any of the above uses.
 - (16) Business sign.
- B. Uses permitted upon issuance of a permit by the Board of Appeals:
- (1) Processing plant for dairy or citrus products or soft drinks.
 - (2) Truck terminal.⁹
 - (3) Abattoir or slaughterhouse.¹⁰
 - (4) Rendering of grease, tallow or fats.¹¹
 - (5) Manufacture of fertilizer, glue or size involving the recovery or refining of products from fish or animal refuse.¹²

§ 275-14. M-1A Manufacturing Accessory District. [Added 5-31-1983¹³]

A. Permitted uses shall be as follows:

- (1) Uses permitted in the R-2 District.
- (2) Parking lot.
- (3) Business or office building.

§ 275-15. P-D Planned Development District. [Added 5-23-1972]

A. Purposes: to provide a means of developing those land areas within the community considered appropriate for large-scale new residential, recreational, commercial or

9. Editor's Note: Original Subsection C, Uses specifically prohibited, which immediately followed this subsection, was deleted at time of adoption of Code (see Ch. I, General Provisions, Art. I) and its provisions added to this Subsection B. See now Subsection B(3), (4) and (5) below.

10. Editor's Note: Added at time of adoption of Code (see Ch. I, General Provisions, Art. I).

11. Editor's Note: Added at time of adoption of Code (see Ch. I, General Provisions, Art. I).

12. Editor's Note: Added at time of adoption of Code (see Ch. I, General Provisions, Art. I).

13. Editor's Note: Amended at time of adoption of Code (see Ch. I, General Provisions, Art. I).

industrial use, or a satisfactory combination of these uses, in an economic and compatible manner, while encouraging the utilization of innovative planning and design concepts or techniques in these areas without departing from the spirit and intent of this Zoning Chapter.

B. Procedure.

- (1) For the establishment of a Planned Development District:
 - (a) Applications for designation of a P-D District shall be referred to the Village Board. The Village Board shall refer the application to the Planning Board within 10 days of receipt. The applicant shall provide basic data pertaining to the boundaries of the proposed development, the existing zoning, topography, drainage, soil conditions and such preliminary plans as may be required for an understanding of the type, uses and design of the proposed development.
 - (b) The Planning Board and the Board's professional consultant, if any, shall consider the application and make findings regarding those considerations set forth under Subsection B(2)(c) of this section. All applications for creation of a P-D District shall be referred to the Montgomery County Planning Board which may review and comment on the referral within 30 days.¹⁴
 - (c) The Village Planning Board shall report its findings and render its decision to the Village Board within 45 days. It may approve, disapprove or give conditional approval subject to modifications regarding the proposed development.
 - (d) The Village Board shall hold a public hearing after public notice as required for any amendment to this chapter and shall consider the report and recommendations of the Planning Board, and all other comments, reviews and statements pertaining thereto. It may amend the Zoning Map to establish and define the type and boundaries of the Planned District, and in so doing may state specific conditions in addition to those provided by this chapter, further restricting the nature or design of the development.
- (2) For the approval of development within an established Planned Development District:
 - (a) Amendment of the Zoning Map shall not constitute authorization to develop in the district.
 - (b) Such authorization, after a P-D District has been established, or for development within an already established P-D District, shall require that the applicant submit to the Planning Board such plans and specifications, supporting documents and data as shall be required by the Board, and shall specify on the plans and in writing the building types and layout, setbacks, off-street parking and loading, ingress and egress, signs, existing and proposed amenities, screening, planting and ornamental features and the plan

14. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

or arrangement for development of the area in stages or in its entirety. A copy of the proposed development will be submitted to the Montgomery County Planning Board for review as required under §§ 239-1 and 239-m of the General Municipal Law.

- (c) The Planning Board, and the Board's professional planning consultant, if any, shall set forth the particular ways in which the proposed development would or would not be in the public interest, including, but not limited to, findings of fact and conclusions on the following:
- [1] In what respects the plan is, or is not consistent with the stated purposes of a P-D District.
 - [2] The extent to which the plan departs from zoning regulations formerly applicable to the property in question (if not originally designated as a P-D District), including but not limited to bulk, density and permitted uses.
 - [3] The existing character of the neighborhood and the relationship, beneficial or adverse, of the proposed development to this neighborhood.
 - [4] The location of principal and accessory buildings on the site in relation to one another and to other structures and uses in the vicinity, including bulk and height.
 - [5] The provision for pedestrian circulation and open space in the planned development, the assurance of the proposal for maintenance and conservation of common open space and pedestrian circulation as related to the proposed density and type of development.
 - [6] The traffic circulation features within the site including the amount of, location of, and access to automobile parking and terminal loading areas.
 - [7] The amount of traffic generated at peak hours and the provisions for adequately handling such volumes, with particular reference to points of ingress and egress, potential hazards such as inadequate site distances and intersection design, the nature and suitability of the connecting street and highway system, and effect on the amenities of light, air and visual enjoyment.¹⁵
- (d) No permit shall be issued until the Planning Board has made its determination based on the foregoing considerations and the Village Board has considered this determination, and any review by the Montgomery County Planning Board, and authorized issuance of a permit by resolution. The Village Board may override the recommendation of the Planning Board

15. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

in adopting its resolution to authorize or deny a permit only by an affirmative vote of a three-fourths majority of the members of the Board.

- (e) All conditions imposed by the Village Board in its amendment and all subsequent conditions imposed by the Planning Board or Village Board in their review of the final plans, including any the performance of which may be conditions precedent to the issuance of any permit, shall run with the land and shall not lapse or be waived as a result of any change in tenancy at ownership of any or all of the designated district.
- (f) If construction of the development in accordance with the approved plans and specifications has not begun within one year after the date of the resolution authorizing issuance of the building permit, all permits shall become null and void, the approval shall be deemed, revoked and vacated, and the Village Board shall have the authority to again amend the map to restore the zoning designation for the district to that which it had been prior to the application, or any other district.

C. Permitted uses:

- (1) Any use or combination of uses deemed appropriate by the Planning and Village Boards of the Village of St. Johnsville and developed in accord with this section.

ARTICLE VI

Lot Area and Width; Yards; Building Coverage and Heights

§ 275-16. Regulations in Schedule A.

Regulations governing lot area and lot width; front, side and rear yards; building coverage and building height are as specified in Schedule A.¹⁶ The regulations appearing in Schedule A are subject to the supplementary regulations of Article VII, and additional regulations as follow in this article.

§ 275-17. Additional lot and area regulations.

A. Lots of less than required dimensions.

- (1) Any lot with an area or a width less than that required in the district in which said lot is located may be used for any purpose permitted in the district, provided that all other regulations prescribed for the district shall be complied with, and further provided that said lot was held under separate ownership at the time of the adoption of this chapter and the owner thereof owned no adjoining land that could be combined with said lot to meet the dimension requirements.
- (2) In the event that compliance with the yard and coverage requirements of the district would result in a residential structure of less width than 24 feet, the Board

¹⁶ Editor's Note: Schedule A is included at the end of this chapter.

of Appeals shall determine and fix yard and coverage requirements for said lot to permit its reasonable utilization for a permitted use.

- B. Reduction of lot area. The minimum yards and open spaces, including lot area per family, required by this chapter shall not be encroached upon or considered as yard or open space requirements for any other building, nor shall any lot be reduced below the district requirements of this chapter.
- C. Corner lot. On a corner lot in any district where a front yard is required, a yard shall be provided on each street equal in depth to the required front yard on such streets. One rear yard shall be provided on each corner lot and the owners shall designate the rear yard on his application for a zoning permit. Nothing in this regulation shall be so interpreted as to reduce the building width of a corner lot facing an intersecting street and of record at the time of the passage of this chapter to less than 24 feet.
- D. Visibility at street corners. On a corner lot in any district where a front yard is required, no fence, wall, hedge or other structure or planting more than three feet in height shall be erected, placed or maintained so as to obstruct visibility of vehicular traffic within the triangular area formed by the intersecting street right-of-way lines and a straight line joining said lines at points 20 feet distant from the point of intersection, measuring along said lines.
- E. Front yard exceptions. The front yard of all buildings and structures hereafter constructed within a Residence District shall be not less than the average front yard of all buildings in the block for a distance of 300 feet on each side of such building. A vacant lot within the three-hundred-foot distance shall be considered as having the minimum front yard required in the district for the purpose of computing such average front yard.
- F. Transition yard requirements.
 - (1) Where two districts abut on the same street between two intersecting streets, and the front yard requirements of one district are less than those of the other district, there shall be provided for buildings hereafter constructed or structurally altered within a distance of 50 feet from the district boundary line in the less restricted district a front yard equal in depth to the average of the required depth in the two districts.
 - (2) Where the side or rear yard of a lot abuts a side or rear yard of a lot in a more restricted district, there shall be provided along such abutting line or lines a side or rear yard equal in depth to that required in the more restricted district.
- G. Projecting architectural features, terraces, porches, fire escapes.
 - (1) The space in any required yard shall be open and unobstructed except for the ordinary projections of windowsills, belt courses, cornices, eaves and other architectural features, provided, however, that such features shall not project more than two feet into any required yard.
 - (2) A paved terrace shall not be considered as part of a building in the determination of yard sizes or lot coverage, provided that such terrace is unroofed and without walls, parapets, or other form of enclosure exceeding six feet in height.

- (3) In determining the percentage of building coverage or the size of yards for the purpose of this chapter, enclosed porches, or porches open at the side but roofed, shall be considered a part of the building.
 - (4) An open fire escape may extend into any required yard not more than six feet provided that such fire escape shall not be closer than four feet at any point to any lot line.
 - (5) Unenclosed entrance steps or stairways providing access to the first story of a building may extend into any required yard a distance not to exceed six feet.
- H. Walls, fences and hedges. The yard requirements of this chapter shall not prohibit any necessary retaining wall nor any fence, wall or hedge permitted by Village ordinance, provided that in any residence district, such fence, wall or hedge shall be no closer to any front lot line than two feet and shall comply with visibility at street corners as provided in this article.

§ 275-18. Additional height requirements.

- A. Chimneys, spires, etc. The height limitations of this chapter shall not apply to belfries, church spires, cupolas, penthouses and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks and necessary mechanical appurtenances usually carried above the roof level; nor to flag poles, monuments, transmission towers and cables, radio and television antennas or towers and similar structures. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose for which they are intended. No advertising device of any kind whatsoever shall be inscribed upon or attached to that part of any chimney, tower, tank or other structure which extends above the roof limitations.
- B. On through lots. On through lots 120 feet or less in depth, the height of a building may be measured from the grade of either street. On through lots more than 120 feet deep, the height regulations and basis of height measurement for the street permitting the greater height shall apply to a depth of not more than 120 feet from that street.

§ 275-19. Accessory buildings.

- A. Number. There shall be not more than one accessory building on each zone lot intended or used for residential purposes except that dwelling groups and large-scale developments shall not be subject to such provisions.
- B. Height. Maximum height of accessory buildings shall be one story or 15 feet.
- C. Location. Accessory buildings in R districts which are not attached to a principal building may be erected within the rear yard in accordance with the following requirements:
- (1) Rear yard: five feet from side or rear line, except when abutting an alley, then 10 feet.

- (2) Side yard, street side of corner lot: same as for principal building.
- (3) Not closer to a principal building than 10 feet.
- D. Attached accessory building in residence districts. When an accessory building is attached to the principal building, it shall comply in all respects with the requirements of this chapter applicable to the principal building.
- E. Accessory building in business and manufacturing districts. Nondwelling accessory buildings shall comply with front and side yard requirements for the principal building to which they are accessory and shall be not closer to any rear property line than 10 feet.

ARTICLE VII Supplementary Regulations

§ 275-20. Lots in two districts.

Where a district boundary line divides a lot in one ownership at the time of adoption of said district line, the regulations for the less restricted portion of such lot shall extend more than 50 feet into the more restricted portion provided the lot has frontage on a street in the less restricted district.

§ 275-21. Commercial excavation.

Except when incidental to the construction of a building on the same lot, the excavation and sale of topsoil, sand, gravel, clay or other natural mineral deposit, or the quarrying of any kind of rock formation is subject to the approval of the Board of Appeals. Before issuing a permit for such use the Board of Appeals shall find that such excavation or quarrying will not endanger the stability of adjacent land or structure; nor constitute a detriment to public welfare, convenience or safety by reason of excessive dust, noise, traffic congestion, or other condition. The Board of Appeals may specify any reasonable requirements to safeguard the public health, safety and welfare in granting such permit.

§ 275-22. Drive-in food services.

Such businesses, where persons are served in automobiles, shall be not closer than 200 feet to a residence district. Arrangements of ingress and egress of vehicles shall be approved by the Village Board.

ARTICLE VIII Off-Street Parking and Loading

§ 275-23. Off-street parking.

- A. Off-street parking space shall be required for all buildings constructed or new uses established after the effective date hereof. Each off-street space shall consist of at least 180 square feet with a minimum width of eight feet. In addition, space necessary for

aisles, maneuvering and drives shall be provided. Parking requirements are specified in Schedule B.

**Schedule B
Off-Street Parking**

Use	Spaces Required
Dwellings	1 space for each dwelling unit
Rooming house, tourist home, motel, hotel	1 space for each guest room
Administrative, professional, eleemosynary, governmental or utility office	1 space for each 200 square feet of floor space
Funeral home	10 spaces, plus space for all employee and resident personnel cars
Church or temple	1 space for each 10 seating spaces in main assembly room
School	2 spaces for each classroom
Theater or other place of assembly	1 space for each 5 seating spaces
Nursing or convalescent home	1 space for each 4 beds
Retail store or bank	1 space for each 250 square feet of floor space devoted to customer use
Clubs and restaurants	1 space for each 50 square feet of floor area devoted to patron use
Bowling alley	5 spaces for each alley
Wholesale, storage, freight terminal or utility use	1 space for each 1,000 square feet of gross floor area
Industrial or manufacturing use	1 space for each 2 employees on the maximum working shift
Home occupation	1 space for each client or patient at any one time

- B. For uses not specified the Board of Appeals shall, on appeal, and after recommendation of the Planning Board, establish parking requirements in specific cases consistent with those specified in Schedule B.
- (1) For any building having more than one use, parking space shall be required as provided for each use.
 - (2) Parking spaces required in residence districts shall be located in the side or rear yard on the same lot or tract as the principal use.
 - (3) Floor areas for the purposes of computing parking requirements shall be the sum of the horizontal area within exterior walls of the several floors of a building, excluding basement, cellar and attic areas used primarily for storage or service.

§ 275-24. Off-street loading.

- A. At least one off-street loading facility shall be provided for each commercial or industrial establishment hereafter erected or substantially altered to have a gross floor area in excess of 5,000 square feet, computed as described in § 275-23. Space for off-street loading shall be in addition to space for off-street parking.
- B. Each facility shall be subject to the following minimum requirements:
- (1) Each berth shall be not less than 12 feet wide, 33 feet long; and 14 feet in height when covered.
 - (2) Space for such berth may occupy any part of any required side or rear yard, except no such berth shall be located closer than 100 feet to any lot in any residence district unless wholly within a completely enclosed building.

ARTICLE IX
Nonconforming Uses

§ 275-25. Continuation.

Any nonconforming use, building or structure which existed lawfully at the time of enactment of this chapter may be continued, subject to the regulations which follow in this article.

§ 275-26. Registration.

All nonconforming uses shall be registered with the Enforcement Officer by the owner or agent within six months of the date of adoption of this chapter.

§ 275-27. Nonconforming use of land.

The nonconforming use of land shall not be enlarged or extended beyond the area of land occupied by such use at the time of the adoption of this chapter. A nonconforming use of land may not be moved in whole or in part to any other portion of the lot or parcel of land occupied by such nonconforming use at the time of adoption of this chapter. A nonconforming use of land shall not be changed to another nonconforming use. If a nonconforming use of land is discontinued for a period of 12 consecutive months, it shall not be renewed, and any subsequent use of the land shall conform to the regulations of the district in which the land is located. All nonconforming uses of land shall be discontinued within two years after the effective date of this chapter as amended, and any subsequent use of the land shall conform to the regulations of the district in which the land is located.

§ 275-28. Nonconforming use of buildings.

- A. Additions. A nonconforming building shall not be added to or enlarged in any manner, unless such nonconforming building and the use thereof is made to conform to all the regulations of the district in which it is located.

- B. Alterations and repairs. No structural alterations shall be made to any nonconforming building unless such alterations are required by law; provided, however, that such maintenance and repairs as required to keep a nonconforming building or structure in sound condition shall be permitted.
- C. Changes. A nonconforming use of a building may not be changed except to a conforming use. When so changed, the nonconforming use may not be resumed thereafter.
- D. Discontinuance. A nonconforming use of a building or structure, or a portion thereof, which is discontinued for a period of 12 consecutive months shall not be reestablished, and any subsequent use shall conform to the use regulations of the district in which the premises are located. A use shall be deemed to have been discontinued under any of the following conditions:
- (1) Vacancy of a nonconforming use building or discontinuance of a nonconforming use, for a period of 12 consecutive months.
 - (2) Manifestation of a clear intent on the part of the owner to abandon the nonconforming use.
- E. Extension. A nonconforming use may not be extended to any other part of such building.
- F. Restoration. A building devoted to a nonconforming use destroyed or damaged by fire, wind, explosion, structural failure or other natural cause to the extent of 50% or more of its assessed value at the time of such damage, as adjusted to full value, based upon State Board of Real Property Services rates, shall not be repaired or rebuilt except in conformity with the provisions of this chapter.¹⁷
- G. Removal. If any building in which any nonconforming use is conducted is hereafter removed, the subsequent use of the land on which such building was located and the subsequent use of any building erected thereon shall conform with the regulations of the district.
- H. Validity of permit. Any building for which a permit has been lawfully granted, and on which the construction has been started and diligently prosecuted before the effective date of this chapter may be completed.

ARTICLE X Administration

§ 275-29. Enforcement Officer.

The provisions of this chapter shall be administered and enforced by a person designated by the Village Board as the "Enforcement Officer," who shall have the power to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this chapter. No permit or certificate of occupancy required hereunder shall be issued by the Enforcement Officer except in compliance with the provisions of this chapter, or as directed by the Board of Appeals under the provisions of Article XI.

17. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

§ 275-30. Zoning permit.

- A. No building shall be erected, moved, altered, added to, or enlarged, and no excavation for any building shall be begun unless and until a permit for such work has been issued by the Enforcement Officer.
- B. Applications for permits shall be submitted in duplicate on a form or forms provided by the Enforcement Officer. Each application shall set forth the purpose for which the building is intended to be used, a general description of the structure to be erected, and shall be accompanied by a plot plan showing the dimensions of the lot and the building, and dimensions of required and proposed yards. The Enforcement Officer may require such additional information, other than that called for on the application form, as may reasonably be needed for him to determine if the proposed building, its use, and the use of the land are in conformity with the provisions of this chapter.

§ 275-31. Certificate of occupancy.

- A. A certificate of occupancy is required for any of the following and no certificate shall be issued unless the work has been substantially completed in accordance with the plans and specifications:
 - (1) Occupancy and use of a building hereafter erected, altered, moved or extended.
 - (2) Change in the use of an existing building.
 - (3) Occupancy and use of vacant land except for any use consisting primarily of tilling the soil or similar agricultural use.
 - (4) Change in the use of land, except for any use consisting primarily of tilling the soil or similar agricultural use.
- B. A certificate of occupancy shall be issued only if the proposed use of the building or land conforms to the provisions of this chapter.
- C. The Enforcement Officer shall make or cause to have made an inspection of each building or lot for which a certificate of occupancy has been applied before issuing such certificate. Such inspection shall be made within five days, Sundays and legal holidays excepted. Failure to make such inspection and determination within the specified period of time shall be deemed to be disapproval of the application for certificate of occupancy.

§ 275-32. Penalties for offenses.

- A. Any person or corporation, whether as owner, or lessee, agent or employee, who shall violate any of the provisions of this chapter or who fails to comply with any order or regulation made thereunder, or who erects, alters, moves, or uses any building or uses any land in violation of any detailed statement or plans submitted by him and approved under the provisions of this chapter, shall be guilty of an offense and upon conviction shall be punishable for a first offense by a fine not more than \$350 or imprisonment not exceeding six months, or both; for a second offense within five years by a fine not less than \$350 nor more than \$700 or imprisonment not exceeding six months, or both; and

for a third offense within five years by a fine not less than \$700 nor more than \$1,000 or imprisonment not exceeding six months, or both, in accordance with the provisions of Article 7 of the Village Law and any amendments thereto and any other statutes relating thereto. Each week's continued violation shall constitute a separate additional violation.¹⁸

- B. In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is used in violation of this chapter, the proper local authorities of the Village, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business or use in or about such building, structure, or land.

ARTICLE XI Board of Appeals

§ 275-33. Establishment.¹⁹

A Board of Appeals is hereby established. It shall consist of three members, each to be appointed by the Mayor, subject to the approval of the Board of Trustees, for a term of three years. The Chairman of the Board shall be designated by the Mayor. The Board shall serve without compensation for its services.

§ 275-34. Powers and duties.²⁰

This Board of Appeals shall have the duties, rights, powers and functions conferred upon it by § 7-712 of Article 7 of the Village Law and any other provisions of law or ordinance applicable thereto, including the following set forth in this article.

§ 275-35. Meetings.

All meetings of the Board of Appeals shall be held at the call of the Chairman and at such other times as such Board may determine. Such Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. Such Board shall keep minutes of its proceedings showing the vote of each member upon every question, or if absent or failing to vote indicating such fact, and shall also keep records of its examinations and other official actions.

§ 275-36. Records.

All decisions of the Board shall be in writing, and a copy of each decision shall be sent to the applicant and to the Enforcement Officer. Every rule, regulation, amendment or repeal thereof

18. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

19. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

20. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

and every order, requirement, decision or determination of the Board shall immediately be filed in the office of the Board and shall be a public record. Each decision shall set forth fully the reasons for the decision of the Board and the findings of fact on which the decision was based. Such findings and reasons shall include references to the standards of § 275-39B and C where the appeal is for a variance or a special exception.

§ 275-37. Appeals.

- A. The Board of Appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by the Enforcement Officer. It shall also hear and decide all matters referred to it upon which it is required to pass under this chapter. The concurring vote of a majority of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the Enforcement Officer, or to decide in favor of the applicant any matter upon which it is required to pass under this chapter or to effect any variation in this chapter. Such appeal may be taken by any person aggrieved, or by an officer, department, board or bureau of the Village.
- B. Such appeal shall be taken within 60 days or such additional time as shall be prescribed by the Board of Appeals by general rule, by filing with the Enforcement Officer and with the Board of Appeals as notice of appeal specifying the grounds thereof. The Enforcement Officer shall forthwith transmit to the Board all of the papers constituting the record upon which the action appealed from was taken.²¹

§ 275-38. Stay of proceedings upon appeal.

An appeal stays all proceedings in furtherance of the action appealed from unless the Enforcement Officer from whom the appeal is taken certifies to the Board of Appeals after the notice of appeal shall have been filed with him that by reason of acts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Appeals or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown.

§ 275-39. Jurisdiction.

The Board of Appeals shall have the following powers and duties prescribed by statute and by this chapter:

- A. Interpretation. On appeal from a determination of the Enforcement Officer, to hear and decide on questions where it is alleged there is an error in any order, requirement, decision or determination made by the Enforcement Officer involving the interpretation of any provision of this chapter.

21. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- B. Variances. The Board of Appeals shall have the power to grant use and area variances, as defined in § 7-712 of the Village Law, in accordance with the procedures established in § 7-712-b of the Village Law.²²
- C. Special exceptions. On application, supplementing an application to the Enforcement Officer for a permit or certificate of occupancy, the Board of Appeals may grant a permit for any use for which approval of the Board is required under this chapter. In granting such permit, the Board may designate appropriate conditions in harmony with the following standards:
- (1) The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts.
 - (2) The location and size of the use, the nature and intensity of the operations involved in or conducted in connection herewith, its site layout, and its relation to streets giving access to it shall be such that traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the neighborhood or conflict with the normal traffic of the neighborhood. In applying this standard, the Board shall consider, among other things, convenient routes of pedestrian traffic, particularly of children, relation to main traffic thoroughfares and to street and road intersections, and the general character and intensity of development of the neighborhood.
 - (3) The location and height of building, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the proper development and use of adjacent land and buildings or impair the value thereof.

§ 275-40. Hearing of appeal; determination.²³

The Board of Appeals shall fix a reasonable time for the hearing of the appeal and give due notice thereof to the parties, and by publication at least once in the official newspaper five days before the date of the hearing, and shall decide the same within 62 days. Upon the hearing, any party may appear in person or by agent or by attorney. The Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the officer from whom the appeal is taken.

22. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

23. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

ARTICLE XII
Amendments

§ 275-41. Initiation.

- A. The Village Board may from time to time on its own motion, amend, supplement, repeal or change the regulations and district boundaries established by this chapter.
- B. Whenever the owners of 50% or more of the frontage in any district or part thereof shall present a petition duly signed and acknowledged to the Village Board requesting an amendment, supplement or change of the regulations prescribed for such district or part thereof, it shall be the duty of the Village Board to vote upon said petition within 30 days after the filing of the same by the petitioners with the Village Clerk.
- C. The Planning Board may, by resolution, propose an amendment to the Village Board suggesting a change or repeal of the regulations. Within 30 days from the time such resolution is filed with the Village Clerk it shall be the duty of the Board to vote on such proposed amendment.

§ 275-42. Referral of proposed amendments to Planning Board.

All proposed amendments, supplements or changes originating by petition, or by motion of the Village Board, shall be referred to the Planning Board for a report and recommendations thereon. The Planning Board shall submit its report within 21 days after receiving such referral. Failure of the Planning Board to report within the required time shall be deemed to be approval of the proposed amendment.

§ 275-43. Hearing on proposed amendment.

- A. Before any amendment, supplement or change in the regulations or district boundaries, there shall be a public notice and hearing thereon as provided by law. Such hearing may be held by the Village Board, by a committee of the Board, or by the Planning Board on request of the Village Board. In addition to the public notice of a hearing, notice shall be given in writing either personally or by mail, to all property owners of the land included in such proposed change, and the land immediately adjacent extending 100 feet therefrom, and the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, as said property owners and addresses appear on the latest completed assessment roll of the Village.
- B. Where more than 12 properties are included in such change and the Village Board, by resolution, determines that notice in writing to each property owner is not feasible the notice of hearing shall be published in the official paper once and shall be posted in 12 public places in the Village of which six shall be in the area affected. [Amended 11-14-1972]

§ 275-44. Adoption of amendment.

After the public hearing, and referral to and report by the Planning Board, a majority vote of the members of the Village Board shall be required to amend the Zoning Ordinance except as described in § 275-45, Protest petitions.

§ 275-45. Protest petitions.

If a protest against a proposed amendment, supplement or change is presented to the Village Board, duly signed and acknowledged by the owners of 20% or more of the area of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such amendment shall not be passed except by the favorable vote of 3/4 of the Village Board.

§ 275-46. Periodic review.

From time to time, at intervals of not more than three years, the Planning Board shall reexamine the provisions of this chapter and the location of district boundary lines and shall submit a report to the Village Board, recommending such changes or amendments, if any, which may be desirable in the interest of public safety, health, convenience, necessity or the general welfare.

ZONING

Zoning Schedule A
 Village of St. Johnsville
 [Amended 5-31-1983; at time of adoption of Code
 (see Ch. 1, General Provisions, Art. I)]

Districts (1)	Permitted Principal Uses (2) (See Article V, Use Regulations, for complete list)	Uses Permitted Subject to Granting of Permit by Board of Appeals (3)	Minimum Lot Size		Maximum Percentage of Lot To Be Occupied by Principal Building (6)	Maximum Height of Principal Building		Minimum Yard Dimensions			
			Area (sq. ft.) (4)	Width (feet) (5)		In Stories (7)	In Feet (8)	Front (9)	Side Yard (10)	Both Side Yards (11)	Rear (12)
R-1 Residence	One-family dwelling Church, church school, convent, parish house Public or parochial school Public park or playground Cemetery Accessory uses	Public utility	10,000	85	25%	2 1/2	35	30	10	25	50
R-2 Residence	R-1 uses		6,000	60	25%	2 1/2	35	25	10	25	35
	2-family dwelling		3,000/2DU	60	20%	2 1/2	35	25	10	25	35
	3 or 4-family dwellings by conversion of existing structure		2,000/2DU	60		3	40	25	10	20	35
	Home occupation Accessory uses										
		Public utility Nursing home	20,000	100				25	25	50	35
R-3M Mobile Home Residence	Mobile home Playground Accessory uses	Public utility	4,000	50	20%			20	15	35	20

NOTES:
 * See Ch. 275, Art. VI, for special yard requirements.

ST. JOHNSVILLE CODE

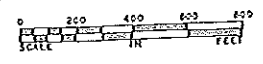
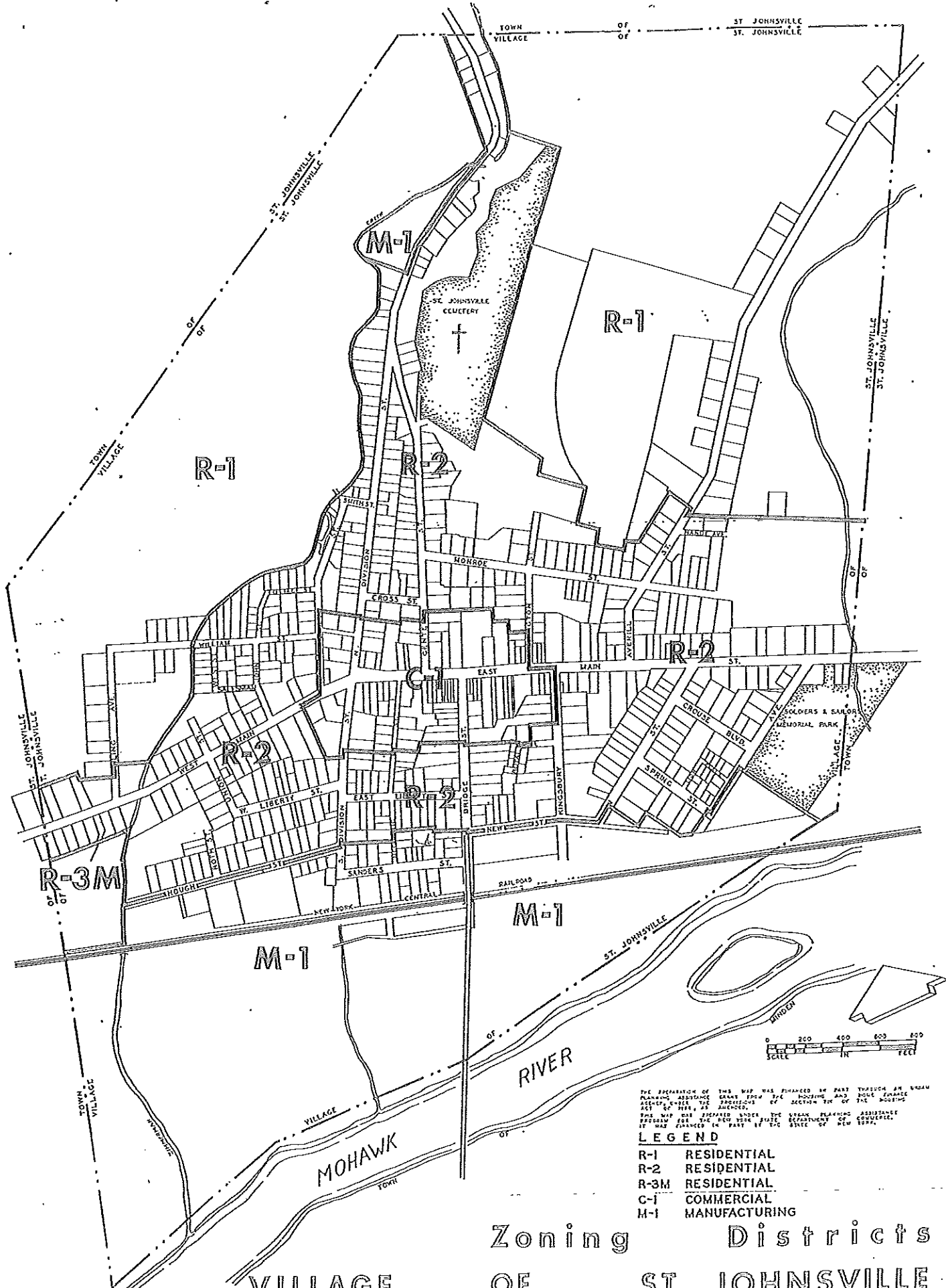
(1) Districts	(2) Permitted Principal Uses (See Article V, Use Regulations, for complete list)	(3) Uses Permitted Subject to Granting of Permit by Board of Appeals	(4) Minimum Lot Size		(6) Maximum Percentage of Lot To Be Occupied by Principal Building	(7) Maximum Height of Principal Building		(8) Minimum Yard Dimensions			
			(4) Area (sq. ft.)	(5) Width (feet)		(7) In Stories	(8) In Feet	(9) Front Yard	(10) One Side Yard	(11) Both Side Yards	(12) Rear
C-1 Commercial	R-2 uses Retail store Business or professional office Bank, savings and loan institution Hotel, motel, multi-family dwelling Funeral home Public building Institution Restaurant Club or lodge Laundry or dry-cleaning - coin operated		None	None	40%	3	45	None*	None*	None*	25
	Personal service shop - e.g. barber, beauty shop Theater, bowling alley Job printing or letter press shop Appliance sales and service Auto sales and service Public utility station or structure	Gasoline station Drive-in food services	10,000 10,000	100 100	20% 20%						
C-1A Commercial Accessory	R-2 uses Parking lot Garage, private or storage Business or professional office										

NOTES:
* See Ch. 275, Art. VI, for special yard requirements.

ZONING

Districts (1)	Permitted Principal Uses (See Article V, Use Regulations, for complete list) (2)	Uses Permitted Subject to Granting of Permit by Board of Appeals (3)	Minimum Lot Size		Maximum Percentage of Lot To Be Occupied by Principal Building (6)	Maximum Height of Principal Building		Minimum Yard Dimensions		
			Area (sq. ft.) (4)	Width (feet) (5)		In Stories (7)	In Feet (8)	Front Yard (9)	Side Yard (10)	Both Side Yards (11)
M-1 Manufacturing	Hand fabrication uses Lumber, feed, fuel sales or storage Manufacture, assembly, processing or treatment of the following: Textiles, leather, plastics; Candy, cosmetics; Pharmaceutical or food products; Electrical, precision, surgical, dental or musical instruments; Rubber or metal stamps; Toys or novelties; Paper, plastic, metal, stone or wood products from previously prepared materials Warehousing and distribution Printing and publishing plant Utility station or structure Laundry or dry-cleaning plant Development or research center Machine shop Welding or metal craft shop Accessory building or use Business sign		None	None	None	None	None*	None*	None*	None*
M-1A Manufacturing Accessory	R-2 uses Parking lot Business or office building	Processing plant for dairy or citrus products or soft drinks Truck terminal								

NOTES:
* See Ch. 275, Art. VI, for special yard requirements.



THE SEPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING ASSISTANCE GRANT FROM THE HOUSING AND RENT INCREASE ASSISTANCE CENTER, THE PROPOSER OF SECTION 206 OF THE HOUSING AND RENT INCREASE ACT OF 1954.

THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE DEPARTMENT OF CONSERVATION. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.

- LEGEND**
- R-1 RESIDENTIAL
 - R-2 RESIDENTIAL
 - R-3M RESIDENTIAL
 - C-1 COMMERCIAL
 - M-1 MANUFACTURING

Zoning Districts OF ST. JOHNSVILLE village planning board

RECT AND PROPERTY LINE DATA OBTAINED FROM:
RECORD MAP, TAX BOOKS, ATLAS
SCATTERED MAPS, INSPECTIONS AND OTHER