

Sec. 63-05(7). CL Local Commercial District

Purpose

This district is intended to apply to commercial establishment located to serve primarily localized commercial markets throughout the town. It is the intent of this district to encourage grouping of such commercial establishments. The district is not intended to apply to major or large scale commercial establishments of a regional character.

Permitted Principal Uses and Structures

1. Retail outlets including the sale of food, liquor, wearing apparel, art or photographic supplies, printing, books or stationary, sundries or notions, jewelry, luggage, florist or gifts, drugs, pets, home furnishings and appliances, sporting goods or hobbies, automotive parts, hardware and building supply establishments and uses of a similar nature.
2. Service establishments including barber or beauty shop shoe repair, laundry or dry cleaner, appliance repair, photographic or dance studio and uses of a similar nature.
3. Business and professional offices including banks and other financial institutions, insurance and real estate, travel agency, medical or dental clinic, attorney's office engineering office and uses of a similar nature.
4. Taverns and restaurants.
5. Hotels and motels.
6. Clubs and organizations, profit or non-profit.
7. Indoor commercial recreational establishments including motion picture theaters billiard parlors, arcades, bowling alleys, rinks, and uses of a similar nature.
8. Convalescent homes and nursing homes and day care (Family or Group).
9. Office equipment and supplies.
10. Garden center, plant nursery or landscape contractor.
11. Veterinary offices.
12. Mortuaries.
13. Equipment rental.
14. Existing dwellings.
15. Storage establishments.
16. Attached single family residences.

Permitted Accessory Uses and Structures

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permissible principal uses and structures when they are located on the same lot or a lot contiguous with the principal use or structure.
2. Public Utility Installations.

Town of Buchanan
Local Commercial (CL) Zoning

Special Exception Uses and Structures

1. Automobile filling stations and car washes.
2. Automobile, boat, motorcycle, construction equipment and farm implement sales, service and repair.
3. Wholesale and warehouse establishments.
4. Printing and publishing establishments.
5. Outdoor recreational establishments including archery ranges, miniature golf and amusements.
6. Light manufacturing uses and structures such as packaging, bottling, storage facilities, and laboratories provided all activities are conducted within completely enclosed buildings not involving odor, noise, smoke or other noxious effects detectable to normal senses from off the premises.
7. Radio stations.
8. Dog kennel.
9. Building trades contractor with storage yard for material and equipment on premises provided all materials and equipment are effectively screened from view from any residential lot or public highway.
10. Agricultural-related uses and structures such as feedmills and co-ops.
11. Woodworking and cabinetry.
12. Billboards

Dimensional Requirements

1. All permitted Principal Uses and Structures. Minimum dimensions as follows: lot area - 10,000 sq. ft.; lot width - 90 ft.; front yard - 35 ft.; side yards - 20 ft each, rear yard - 50 ft. Maximum lot coverage - 35% and maximum height - 50 ft. Any required yard adjacent to a residential district without an intervening street shall be subject to the landscaped buffer requirements of Section 63-06(11).
2. All Special Exception Uses and Structures. Minimum dimensions as follows: lot area - 12,000 sq. ft.; lot width - 100 ft.; front yard - 35 ft.; side yards - 25 ft. each; rear yard - 50 ft. Maximum lot coverage - 35%; maximum height - 50 ft. Any required yard adjacent to a residential district without an intervening street shall be subject to the landscaped buffer requirements of Section 63-06(11).

Permitted Accessory Signs

1. All Permissible Principal Uses and Structures. For each establishment or each frontage on a public street or highway, if such establishment is located at the intersection of two (2) public streets or highways, the following signs:

Town of Buchanan
Local Commercial (CL) Zoning

- a. One detached sign, in the building setback area (front yard), limited to aggregate area to three (3) times the lineal feet of frontage; provided however, that no detached sign shall exceed 250 square feet in area, no part of the supporting structure shall be closer than 10 feet to the right-of-way and at least 12 feet of clear space, exclusive of the supporting structure, shall be maintained underneath the sign for visibility purposes.
 - b. One flat, marquee or projecting sign and 40 feet of sign area for each 20 feet of lineal frontage. The sign area may be used in a lesser number of signs than permitted, but the maximum number of signs shall not be exceeded.
2. Temporary signs advertising the sale or lease of property.

Off-Street Parking Requirements

1. Retail and service establishments (except restaurants) and business and professional offices: 1/200 sq. ft. of floor area.
2. Taverns and restaurants (except drive-in restaurants): 1/100 sq. ft of floor area.
3. Drive-in restaurants: 1/50 sq. ft. of floor area.
4. Hotels and motels: 1/sleeping room plus parking requirements for taverns of restaurants as applicable.
5. Clubs and organizations, mortuaries, theaters and other recreational establishments: 1/3 persons of maximum capacity.
6. Printing and publishing and light industrial: 1/employee.
7. Convalescent or nursing homes: ¼ beds plus 1/employee.
8. Wholesale and warehouse establishments: 1/300 sq. ft. of floor area.