

CURRENT

§ 300-10 R-1A Residential District.

A. Permitted uses:

- (1) Single-family Dwellings.
- (2) Agriculture.
- (3) Accessory uses and structures, excluding business activity, Home Occupations, and accessory apartment units.

B. Uses permitted on issuance of a special permit by the Village Board of Trustees or Board of Appeals:

- (1) Hospitals.
- (2) Churches and similar places of worship.
- (3) Public parks and playgrounds.
- (4) Other municipal facilities.
- (5) Accessory uses for the foregoing.
- (6) Satellite antennas.
- (7) Accessory Home Occupation in a single-family Dwelling. (Special permits considered by the Board of Appeals.)
- (8) Accessory apartment unit in a single-family Dwelling. (Special permits considered by the Board of Appeals.)
- (9) Tourist accommodation (owner-occupied and owner-owned). (Special permits considered by the Board of Appeals.)

C. Yard and height requirements.

- (1) Minimum lot width: 200 feet.
- (2) Minimum lot area: 120,000 square feet.
- (3) Minimum yard dimensions:
 - (a) Front: 50 feet.
 - (b) Side: 35 feet.
 - (c) Rear: 50 feet.
- (4) Maximum height: 2.5 stories; 30 feet.

PROPOSED

§ 300-10 R-1 Residential Conservation District.

A. Permitted Uses*:

- (1) Single-Family Dwellings.
- (2) Agriculture.
- (3) Accessory Uses, excluding Home Occupations and Short-term Rentals.
- (4) Undeveloped Land.

B. Uses permitted on issuance of a Special Use Permit by the Village Board of Trustees or, when indicated below, by the Zoning Board of Appeals:

- (1) Two-Family Dwellings.
- (2) Multiple-Family Dwellings.
- (3) Accessory Dwelling Units (Special Use Permits to be considered by the Zoning Board of Appeals).
- (3) Dormitories.
- (4) Condominiums.
- (5) Places of Worship.
- (6) Healthcare Facilities.
- (7) Public Parks and Playgrounds.
- (8) Other municipal facilities.
- (9) Accessory Uses to the foregoing.
- (10) Above-ground Utility or Communication Facilities.
- (11) Accessory Home Occupation (Special Use Permits considered by the Zoning Board of Appeals).
- (12) Short-term Rentals (Special Use Permits considered by the Zoning Board of Appeals).

C. Yard, Height, and Open Space requirements.

- (1) Minimum Lot Width: 100 feet.
- (2) Minimum Lot area: 1 acre (43,560 square feet).
- (3) Minimum Yard dimensions:
 - (a) Front: the average front Yard depth of all Principal Buildings on the same side of the street within 300 feet of the Lot and within the same zoning district or 50 feet, whichever is less.
 - (b) Side: 20 percent of the Lot Width or 35 feet, whichever is less, except in cases of a common sidewalk.
 - (c) Rear: 20 percent of the average depth of the Lot or 35 feet, whichever is less.
- (4) Maximum Height: 30 feet.
- (5) Lot Coverage: no more than 10 percent of the total Lot area.

*Any change in a permitted Use requires notification of the Zoning Enforcement Officer and may require review by one or more boards to meet requirements in other chapters of the zoning law.

CURRENT

§ 300-11 R-1 Residential District.

A. Permitted uses:

- (1) Single-family Dwellings.
- (2) Agriculture.
- (3) Accessory uses and structures, excluding business activity, Home Occupations, and accessory apartment units.

B. Uses permitted on issuance of a special permit by the Village Board of Trustees or Board of Appeals:

- (1) All special permit uses in R-1A.
- (2) Hotels.
- (3) Public or private schools.
- (4) Accessory uses for the foregoing.
- (5) Tourist accommodation (owner-occupied and owner-operated). (Special permits considered by the Board of Appeals.)

C. Yard and height requirements.

- (1) Minimum lot width: 160 feet.
- (2) Minimum lot area: 20,000 square feet.
- (3) Minimum yard dimensions.
 - (a) Front: 35 feet.
 - (b) Side: 20 feet.
 - (c) Rear: 35 feet.
- (4) Maximum height: 2.5 stories; 30 feet.

PROPOSED

§ 300-11 R-2 Residential Riparian Protection District.

A. Permitted Uses*:

- (1) Single-Family Dwellings.
- (2) Accessory Uses, excluding Home Occupations and Short-term Rentals.

B. Uses permitted on issuance of a Special Use Permit by the Village Board of Trustees or, when indicated in Section 300-10, by the Zoning Board of Appeals:

- (1) All special permit Uses in R-1.
- (2) Hotels.
- (3) Schools.
- (4) Museums.
- (5) Accessory Uses to the foregoing.

C. Yard, Height, and Open Space requirements.

- (1) Minimum Lot Width: 50 feet.
- (2) Minimum Lot area: 10,000 square feet.
- (3) Minimum Yard dimensions
 - (a) Front: the average front Yard depth of all Principal Buildings on the same side of the street within 200 feet of the Lot and within the same zoning district or 35 feet, whichever is less.
 - (b) Side: 20 percent of Lot Width or 20 feet, whichever is less, for Principal Structures, except in cases of a common sidewall; 10 percent of Lot Width or 10 feet, whichever is less, for Accessory Structures.
 - (c) Rear: 20 percent of the average depth of the Lot or 20 feet, whichever is less.
- (4) Maximum Height: 30 feet.
- (5) Lot Coverage: no more than 40 percent of the total Lot area.

*Any change in a permitted Use requires notification of the Zoning Enforcement Officer and may require review by one or more boards to meet requirements in other chapters of the zoning law.

CURRENT

§ 300-12 R-2 Residential District.

A. Permitted uses:

- (1) Single-family Dwellings.
- (2) Accessory uses and structures, excluding business activity, Home Occupations, and accessory apartment units.

B. Uses permitted on issuance of a special permit by the Village Board of Trustees or Board of Appeals:

- (1) All special permit uses in R-1A and R-1.
- (2) Museums.
- (3) Gymnasiums.
- (4) Accessory uses for the foregoing.

C. Yard and height requirements.

- (1) Minimum lot width: 50 feet.
- (2) Minimum lot area: 5,000 square feet; or 7,000 square feet for an accessory apartment unit in a single-family Dwelling.
- (3) Minimum yard dimensions.
 - (a) Front: 20 feet.
 - (b) Side: For any accessory structure and principal structures with a lot frontage of less than 60 feet, a minimum side yard setback of five feet is permitted, the combined total of the two side yards not to be less than 20 feet. Principal structures with a lot frontage of 60 feet or more shall have a minimum side yard setback of 10 feet.
 - (c) Rear: 10 feet.
- (4) Maximum height: 2.5 stories; 30 feet.

PROPOSED

(This zoning district has been folded into others in the new configuration)

CURRENT

§ 300-13 R-3 Residential District.

A. Permitted uses:

- (1) Single-family Dwellings.
- (2) Two-family Dwellings.
- (3) Multiple-family Dwellings.
- (4) Accessory uses and structures, excluding business activity, Home Occupations, and accessory apartment units.

B. Uses permitted on issuance of a special permit by the Village Board of Trustees or Board of Appeals:

- (1) All special permit uses in R-1A, R-1 and R-2.

C. Yard and height requirements.

- (1) Minimum lot width: 50 feet.
- (2) Minimum lot area: 5,000 square feet; or 3,000 square feet per family for multiple-family Dwellings; or 7,000 square feet for two-family Dwellings.
- (3) Minimum yard dimensions.
 - (a) Front: 20 feet.
 - (b) Side: For any accessory structure and principal structures with a lot frontage of less than 60 feet, a minimum side yard setback of five feet is permitted, the combined total of the two side yards not to be less than 20 feet. Principal structures with a lot frontage of 60 feet or more shall have a minimum side yard setback of 10 feet.
 - (c) Rear: 10 feet.
- (4) Maximum height: 2.5 stories; 30 feet.

PROPOSED

§ 300-12 R-3 Residential Core District.

A. Permitted Uses*:

- (1) Single-Family Dwellings.
- (2) Two-Family Dwellings.
- (3) Multiple-Family Dwellings in existence prior to 2019 or new Multiple-Family Dwellings of up to 3 Units.
- (4) Accessory Uses, excluding Home Occupations and Short-term Rentals.

B. Uses permitted on issuance of a Special Use Permit by the Village Board of Trustees or, when indicated in Section 300-10, by the Zoning Board of Appeals:

- (1) All special permit Uses in R-1 and R-2.
- (2) Multiple-Family Dwellings of 4 units or more established after 2019.
- (3) Gymnasiums.
- (4) Accessory Uses to the foregoing.

C. Yard and Height requirements.

- (1) Minimum Lot Width: 50 feet.
- (2) Minimum Lot area: 5,000 square feet.
- (3) Minimum Yard dimensions
 - (a) Front: the average front Yard depth of all Principal Buildings on the same side of the street within 200 feet of the Lot and within the same zoning district or 20 feet, whichever is less.
 - (b) Side: 20 percent of Lot Width or 10 feet, whichever is less, for Principal Structures, except in cases of a common sidewall; 10 percent of Lot Width of 5 feet, whichever is less, for Accessory Structures.
 - (c) Rear: 10 percent of the average depth of the Lot or 10 feet, whichever is less, for Principal Structures; 5 percent of the average depth of the Lot or 5 feet, whichever is less, for Accessory Structures.
- (4) Maximum Height: 30 feet.
- (5) Lot Coverage: no more than 60 percent of the total Lot area.

*Any change in a permitted Use requires notification of the Zoning Enforcement Officer and may require review by one or more boards to meet requirements in other chapters of the zoning law.

CURRENT

§ 300-14 B Business District.

A. Permitted uses:

- (1) Retail stores and shops.
- (2) Personal service shops.
- (3) Banks, offices, restaurants, theaters, auditoriums, gymnasiums.
- (4) Accessory uses for the foregoing.
- (5) Mixed occupancy.

B. Uses permitted on issuance of a special permit by the Village Board of Trustees or Board of Appeals:

- (1) Public utility structures.
- (2) Multiple-family Dwelling.
- (3) Museums.
- (4) Satellite antennas.
- (5) Tourist accommodations (owner-occupied and owner-operated). (Special permits considered by the Board of Appeals.)
- (6) Hotels.
- (7) Motels.
- (8) Commercial paid parking lots. (Special permits considered by the Village of Cooperstown Planning Board, approved upon a showing of compliance with all adopted rules and regulations governing the creation and/or operation of commercial paid parking lots.)

C. Yard and height requirements.

- (1) Minimum yard dimensions.
 - (a) Front: as established; if not established, 20 feet from curbline.
 - (b) Side: 0 or 10 feet.
- (2) Maximum height: 3.5 stories; 42 feet.

PROPOSED

§ 300-14 B Business District.

A. Permitted Uses*:

- (1) Retail Stores and Shops.
- (2) Personal service shops.
- (3) Banks.
- (4) Offices.
- (5) Restaurants.
- (6) Theaters, Auditoriums, Gymnasiums.
- (7) Mixed Occupancy.
- (8) Accessory Uses to the foregoing.

B. Uses permitted on issuance of a Special Use Permit by the Village Board of Trustees or, when indicated below, by the Zoning Board of Appeals:

- (1) Single-Family Dwellings.
- (2) Two-Family Dwellings.
- (3) Multiple-Family Dwelling.
- (4) Museums.
- (5) Above-ground utility or communication facilities.
- (6) Short-term Rentals (Special Use Permits considered by the Zoning Board of Appeals.)
- (7) Hotels.
- (8) Places of Worship.
- (9) Healthcare facilities.
- (10) Accessory Uses to the foregoing.

C. Yard and Height requirements.

- (1) Minimum Yard dimensions.
 - (a) Front: the average front Yard depth of all Principal Buildings on the same side of the street within 200 feet of the Lot and within the same zoning district or 10 feet, whichever is less.
 - (b) Side: 0 feet provided emergency access to the rear of the Building is available, otherwise 10 feet.
 - (c) Rear: 0 feet provided emergency access to the rear of the Building is available, otherwise 10 feet.
- (2) Maximum Height: 42 feet

*Any change in a permitted Use requires notification of the Zoning Enforcement Officer and may require review by one or more boards to meet requirements in other chapters of the zoning law.

CURRENT

§ 300-15 C Commercial District.

A. Permitted uses:

- (1) Multiple-family Dwellings.
- (2) Public parks/playgrounds.
- (3) Municipal uses.
- (4) Stores and shops less than 3,000 square feet in footprint.
- (5) Restaurants.
- (6) Personal service shops.
- (7) Banks.
- (8) Offices.
- (9) Artist studios.
- (10) Light manufacturing.
- (11) Gymnasiums less than 3,000 square feet in footprint.
- (12) Mixed occupancy.
- (13) Accessory uses to the foregoing.

B. Special permit uses:

- (1) Single-family Dwellings.
- (2) Two-family Dwellings.
- (3) Hospitals.
- (4) Museums.
- (5) Gymnasiums 3,000 square feet in footprint or greater.
- (6) Places of worship.
- (7) Public/private schools.
- (8) Theaters/auditoriums.
- (9) Accessory Home Occupation.
- (10) Accessory apartment unit.
- (11) Satellite antennas.
- (12) Tourist accommodations.
- (13) Hotels and motels.
- (14) Stores and shops 3,000 square feet in footprint or greater.
- (15) Filling stations.
- (16) Warehouses.
- (17) Commercial paid parking.
- (18) Auto service stations.
- (19) Public utility structures.
- (20) Research laboratories.
- (21) Accessory uses to the foregoing.

PROPOSED

§ 300-15 C Commercial District.

A. Permitted Uses:

- (1) Multiple-Family Dwellings.
- (2) Dormitories.
- (3) Public Parks and Playgrounds.
- (4) Municipal Uses.
- (5) Retail Stores and Shops less than 3,000 square feet in footprint.
- (6) Restaurants.
- (7) Personal service shops.
- (8) Banks.
- (9) Offices.
- (10) Artist Studios.
- (11) Light Manufacturing less than 3,000 square feet in footprint.
- (12) Gymnasiums less than 3,000 square feet in footprint.
- (13) Mixed Occupancy.
- (14) Accessory Uses to the foregoing.

B. Uses permitted on issuance of a Special Use Permit by the Village Board of Trustees or, when indicated below, by the Zoning Board of Appeals or Planning Board:

- (1) Single-Family Dwellings.
- (2) Two-Family Dwellings.
- (3) Healthcare facilities.
- (4) Museums.
- (5) Gymnasiums 3,000 square feet in footprint or greater.
- (6) Places of Worship.
- (7) Schools.
- (8) Theaters and Auditoriums.
- (9) Light Manufacturing 3,000 square feet in footprint or greater.
- (10) Above-ground utility or communication facilities.
- (11) Short-term rentals (Special Use Permits considered by Board of Appeals).
- (12) Hotels.
- (13) Retail Stores and Shops 3,000 square feet in footprint or greater.
- (14) Filling stations.
- (15) Warehouses and self-storage units.
- (16) Commercial Paid Parking (Special Use Permits considered by Planning Board)
- (17) Auto service stations.
- (18) Research laboratories.
- (19) Accessory Uses to the foregoing.

CURRENT (COMMERCIAL ZONE CON'T)

C. Special permit uses contingent on the location of said use. The following land uses are allowed in the Commercial District by special permit, provided the use is not adjacent to a parcel of land located in a residential district, and provided the said land use is not directly across a public street from a parcel located in a residential district:

- (1) Filling stations.
- (2) Warehouses and Wholesale Establishments.
- (3) Commercial paid parking (by special permit issued by the Village of Cooperstown Planning Board).
- (4) Auto service stations.
- (5) Public utility structures.
- (6) Research laboratories.

D. Yard and height requirements.

- (1) Minimum lot width: 50 feet.
- (2) Minimum lot area: 5,000 square feet; 7,000 square feet for two-family unit; 3,000 square feet per family for multifamily Dwelling.
- (3) Front yard setback: as established, or minimum of 20 feet from designated street line.
- (4) Side yard setback: as established, or minimum of 20 feet total with no less than five feet on either side.
- (5) Rear yard setback: as established, or minimum of 10 feet.
- (6) Maximum height: 2.5 stories or 30 feet, except buildings north of Glen Avenue, which shall have a maximum height of 42 feet or 3.5 stories.

PROPOSED (COMMERCIAL ZONE CON'T)

C. Yard and Height requirements.

- (1) Minimum Lot area: 3,000 square feet.
- (3) Minimum Yard dimensions.
 - (a) Front: the average front Yard depth of all Principal Buildings on the same side of the street within 200 feet of the Lot and within the same zoning district or 10 feet, whichever is less
 - (b) Side: 10 feet for Principal Structures, except in cases of a common sidewall; 5 feet for Accessory Structures
 - (c) Rear: in cases where the rear Lot line adjoins a Residential district, 10 feet for Principal Structures and 5 feet for Accessory Structures, otherwise 0 feet
- (4) Maximum Height: 30 feet, except Buildings north of Glen Avenue, where the maximum Height is 42 feet.

CURRENT

§ 300-16 Procedure for special permits.

C. When considering an application for a special permit use, the Village Board of Trustees or Board of Appeals or Planning Board shall be guided by the following general standards and conditions:

- (1) The proposed use shall be of such location, size and character that it will be in harmony with its surroundings and with the appropriate and orderly development of the district in which it is proposed to be situated. The use shall not be detrimental to its site or to adjacent properties. The density of the surrounding area, such as lot size, distances between structures, amount of open space, street width and parking regulations, shall be carefully considered so as to maintain the integrity of the district.
- (2) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous.
- (3) The location and height of buildings, 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 development and use of adjacent land and buildings.
- (4) The proposed use will not require such additional public facilities or devices or create such fiscal burdens upon the Village greater than those which characterize uses permitted by right.
- (5) As a condition of all special permit uses, the Village Codes Official (see § 300-54) has right of entry for inspection to determine compliance with the conditions of said permit. As a condition of a separate agreement between the Village of Cooperstown and Otsego County, the County Codes Official also has right of entry to determine compliance with the Residential Code of New York State. With respect to tourist accommodations uses, inspections shall be performed upon application and annually with reasonable notice. Both Codes Officials have the right to conduct unannounced inspections when investigating a signed complaint.
- (6) As a condition of all special permit use permits, a time limitation may be imposed.
- (7) In addition to the general standards for special permit uses as set forth above, the approving board may, as a condition of approval of any such use, establish any other additional standards, conditions and requirements, including a limitation on hours of operation, as it may deem necessary or appropriate to promote the public health, safety and welfare and to otherwise implement the intent of this chapter.

PROPOSED

§ 300-16 Procedure for Special Use Permits.

C. When considering an application for a Special Use Permit, the Village Board of Trustees, Zoning Board of Appeals, and Planning Board must apply the following criteria, as applicable to their respective jurisdictions, and document their conclusions, based on the criteria, for their decision on the application.

- (1) Need. The proposed Use, with the exception of Home Occupations, Accessory Dwelling Units, and Short-term Rentals, must meet a demonstrated community need, as identified in an adopted municipal plan or land use policy.
- (2) Adjacent land Uses. The proposed Use must not be detrimental to its site or to Adjacent Parcels. The proposed Use must be of such location, size, and Character that it will be in Harmony with its surroundings and with the appropriate and orderly development of the area in which it is proposed to be situated.
- (3) Location and size of Use. The nature, volume, and times of operation of the Use involved, the size and layout of the site in relation to the Use, and the location of the site with respect to existing and future streets providing access must be in Harmony with the orderly development of the area in which it is proposed to be situated.
- (4) Location, nature, and size of Buildings and Structures. The location, Height, footprint, and volume of Buildings and the location, nature, and Height of Walls, Fences, and Landscape Features must be such that they will not hinder or discourage the development and Use of Adjacent Parcels and Buildings.
- (5) Density of development. The Density of the surrounding area, such as Lot size, distances between Structures, amount of open space, street width, and parking regulations, must maintain the Character of the zoning district in which it is proposed to be situated.
- (6) Vehicular access and circulation. Provisions for vehicular traffic access and circulation, including intersections, road widths, alignment, grade, pavement surfaces, storm water infrastructure, visibility and traffic controls must promote safety considering the proposed Use. Accessways must be Adequate for safety but not excessive.

(7) Pedestrian circulation. Provisions for pedestrian traffic access and circulation, walkway Structures, control of intersections with vehicular traffic and overall pedestrian convenience must promote safety and accessibility.

(8) Parking. Location, Arrangement, appearance, and sufficiency of Off-Street Parking Spaces and Loading Berths must be Adequate for the proposed Use and in Harmony with Adjacent Parcels. The general landscaping of the site must be compatible with plant species generally found in the area and serve to mitigate the visual impact of the parking area.

(9) Layout. The location, Arrangement, size, design, and general site compatibility of Buildings, lighting and signage must be in general Harmony with the Character and appearance of the surrounding Neighborhood.

(10) Drainage facilities/erosion control. Storm water management plans and drainage facilities must be in conformance with applicable regulations and must protect natural resources and Adjacent Parcels.

(11) Landscape. The nature and extent of landscaping on the site must meet or exceed all legal requirements for Screening and must not hinder or discourage the development and Use of Adjacent Parcels and Buildings. Existing tress and shrubbery must be retained to the extent possible.

(12) Water and sewer. Adequacy of water supply and sewage disposal facilities and their compliance with New York State and Otsego County Departments of Health requirements are required.

(13) Emergency access. Adequate provision for fire, police, and other types of emergency vehicles must be made.

(14) Lighting. New Buildings and Structures must be designed, constructed, and maintained and new and existing vegetation must be managed so as not to unreasonably impede solar radiation on other Properties in order to preserve the economic value of solar radiation on Buildings, Structures, and Parcels; investments in solar energy systems; and options for future uses of solar energy. Artificial outdoor lighting must be kept to the minimum intensity needed for the proposed use, fully shielded to minimize glare and prevent light trespass and skyglow, and confined within the boundaries of the Property.

(15) Noise, Odor, and Other Irritants. Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise, and vibration that would hinder or discourage the development or Use of Adjacent Parcels and Buildings.

(16) Fiscal Considerations. The proposed Use will not require such additional public facilities or devices as to create a net fiscal burden upon the Village greater than those which characterize Uses permitted by right.

D. A Special Use Permit issued by the Village Board of Trustees or Zoning Board of Appeals or Planning Board may be conditioned as follows:

(1) Inspection. As a condition of all special permit Uses, the Village Zoning Enforcement Officer (see § 300-54) has right of entry for inspection to determine compliance with the conditions of said permit. As a condition of a separate agreement between the Village of Cooperstown and Otsego County, the County Codes Official also has right of entry to determine compliance with the Residential Code of New York State. Short-term rentals will be subject to inspections upon application and annually with registration with Reasonable notice. Both Codes Officials have the right to conduct unannounced inspections when investigating a signed complaint.

(2) Duration of Permit. As a condition of all Special Use Permits, a time limitation may be imposed.

(3) Surety. In order to ensure the completion of work under a Special Use Permit, performance and permit security may be required for Special Use Permits considered by the Board of Trustees. Forms of acceptable performance security include: (1) a cash deposit in U.S funds; (2) a performance/payment bond; or (3) a letter of credit issued by any bank authorized to do business in New York State.

(4) Other Restrictions. The approving board may, as a condition of approval of any such Use, establish any other additional standards, conditions, and requirements, including but not limited to a limitation on hours of operation, as it may deem necessary or appropriate to promote the public health, safety, and welfare and to otherwise implement the intent of this chapter.

E. In order to ensure compliance with this chapter, the expansion or intensification of a Use requiring a Special Use Permit will adhere to the following:

(1) A Use subject to an existing Special Use Permit may not be expanded or intensified unless the board with jurisdiction over the Special Use Permit approves an application to amend the Special Use Permit to authorize the expanded or intensified Use.

(2) A Nonconforming Use permitted by § 300-49 of this chapter that is Nonconforming due to lack of a valid Special Use Permit may not be expanded or intensified unless the board with jurisdiction over Special Use Permits for that Use approves an application for a Special Use Permit for the existing Nonconforming Use and the expansion or intensification thereof. The denial of an application for an expansion or intensification of the Nonconforming Use shall not affect the status of the existing Nonconforming Use under § 300-49 of this chapter.

(3) A board with jurisdiction may hold a Public Hearing on an application for expansion or intensification.

CURRENT

§ 300-17 Special permit supplementary regulations.

B. Home Occupations must conform to the following conditions:

- (1) The occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto;
- (2) Not more than one person outside the family shall be employed in the Home Occupation;
- (3) There shall be no exterior display, no exterior sign (except as permitted under Chapter 227, Signs, of the Code of the Village of Cooperstown), and no exterior storage of materials.
- (4) The traffic generated by such Home Occupation shall not increase the volume of the traffic, pedestrian or vehicular, so as to create a traffic hazard or disturb the residential character of the immediate neighborhood;
- (5) No offensive, noxious or injurious noise, vibration, smoke, dust, odors, heat or glare shall be produced; and
- (6) No retail sales of goods, except those produced on the premises and those which are clearly incidental to the providing of service involved in the Home Occupation, and no other exterior indication of the Home Occupation or variation from the residential character of the principal building are permitted.

Part-time activities may be carried out in the home in a residential district without obtaining a special permit as a Home Occupation under this chapter, so long as the activity is carried out exclusively by a permanent inhabitant of the residence, the activity brings no clients or customers to the residence, and no sign of any sort relating to the activity is displayed on or at the residence. Such activities must, nevertheless, observe all limitations imposed on Home Occupations.

PROPOSED

§ 300-17 Special Use Permit supplementary regulations.

B. Home Occupations are subject to the following conditions in addition to those required in 300-16:

- (1) The occupation or profession will be carried on wholly within the Principal Building or within a Building or other Structure accessory thereto.
- (2) Not more than one Person who does not live onsite may be employed in the Home Occupation.
- (3) If the business Owner is not the Owner of the Property, the Property Owner must provide written acquiescence to the proposed activity as part of the application.
- (4) There will be no exterior display, no exterior Sign (except as permitted under Chapter 227, Signs, of the Code of the Village of Cooperstown), and no exterior storage of materials.
- (5) Activity generated by the Home Occupation must not result in traffic, pedestrian or vehicular, that creates a hazard or disturbs the Residential Character of the immediate Neighborhood;
- (6) No offensive, noxious or injurious noise, vibration, smoke, dust, odors, heat or glare may be produced;
- (7) Commercial stables and kennels, Restaurants, funeral homes and mortuaries, and Short-term Rentals are not considered Home Occupations.
- (8) Activities may be carried out in the home in a Residential district without obtaining a Special Use Permit as a Home Occupation under this chapter, so long as the activity brings no clients or customers to the Residence, and no Sign of any sort relating to the activity is displayed on or at the Residence. Such activities must, nevertheless, observe all limitations imposed on Home Occupations.

CURRENT

E. Accessory apartment units.

One accessory apartment unit per single-family Dwelling may be permitted in an R-1, R-2 or R-3 District, subject to special permit approval of the Board of Appeals, and subject to the following supplementary requirements:

- (1) An accessory apartment may be located in the principal Dwelling, provided the principal Dwelling contains a minimum of 1,500 square feet of habitable space and conforms with all other requirements of this chapter unless a variance shall have been granted by the Board of Appeals, or in a garage or accessory structure of the principal Dwelling;
- (2) The owner of the one-family Dwelling in which the additional Dwelling unit is to be located shall occupy at least one of the two Dwelling units within the Dwelling. When an accessory apartment is located in a garage or accessory structure, then the owner of the property must occupy at least one of the two Dwelling units;
- (3) There shall be no more than one accessory apartment unit per Dwelling or lot;
- (4) The minimum floor area for an accessory apartment unit shall be 300 square feet, and the maximum area of the accessory apartment unit shall be 25% of the habitable area of the principal Dwelling or 750 square feet, whichever is less, unless in the opinion of the Board of Appeals a greater or lesser amount of floor area is warranted by the specific circumstances of the particular Dwelling;
- (5) For accessory apartments in the R-2 and R-3 Districts, a minimum lot size of 7,000 square feet shall be required;
- (6) For an existing structure, the entry to the original structure Dwelling and its design shall be such that, to the degree reasonably feasible, the appearance of the Dwelling will remain as a single-family Dwelling;
- (7) No Dwelling unit shall be located in a cellar or on the ground floor of a garage attached to or incorporated in the main Dwelling, or on the ground floor of a detached garage, which space is intended for vehicular parking;
- (8) In addition to the parking requirements for a single-family Dwelling, two off-street parking spaces shall be provided for each additional Dwelling unit; and
- (9) All Dwelling units and the structures in which they are situated shall be equipped with smoke detectors as required by the New York State Fire Code.

PROPOSED (SUPPLEMENTAL REGS CON'T)

E. Accessory Dwelling Units

One Accessory Dwelling Unit (ADU) per Single-Family Dwelling may be permitted in an R-1, R-2 or R-3 District, subject to Special Use Permit approval of the Zoning Board of Appeals, and subject to the following supplementary requirements:

- (1) An ADU may be part of a Building that contains the Single-Family Dwelling or in a free-standing Accessory Structure on the same Parcel with the Single-Family Dwelling;
- (2) The ADU must be subordinate to the Single-Family Dwelling in square footage and in the case of an ADU in an Accessory Structure both square footage and Height;
- (3) The Owner of the Parcel must reside in either the Single-Family Dwelling or the ADU and either the Single-Family Dwelling or the ADU must be the Owner's Primary Residence;
- (4) Parcels with ADUs must conform to the Lot Coverage requirements of the zoning district in which they are located unless a variance has been granted by the Zoning Board of Appeals.
- (5) All required Off-Street Parking Spaces must be on-site.
- (6) If either the Single-Family Dwelling or the ADU ceases to be the Owner's Primary Residence, the Special Use Permit for the ADU will be revoked.

CURRENT (Supplementary regs continued)

- F. Satellite antennas shall require a special permit and may require screening.
 - (1) Exception: Satellite antennas 40 inches or less in diameter or diagonal measurement are exempt from these requirements.
 - (2) Exempt satellite antennas shall be installed in such a manner as to minimize visual impact and may not be located on the front of buildings or between the facade and street.

CURRENT – SHORTTERM RENTALS

- B. New Short-term Rentals. The Board of Appeals may grant a special use permit for a Short-term Rental to an Owner subject to the provisions of §§ 300-16, 300-66 (E) and 300-17.1 (A) (1) through (9):
 - (1) Location:
 - (a) Residential Zoning Districts: Short-term Rentals shall only be permitted in Single family Dwellings or accessory apartments attached thereto in residential zoning districts.

PROPOSED (Supplementary regs continued)

- F. An Above-Ground Utility or Communication Facility will require a Special Use Permit and may require Screening.
 - (1) Exception: A Dwelling or business may have one Building-mounted antenna less than 4 feet in Height or one dish 40 inches or less in diameter or diagonal measurement without a Special Use Permit, provided such is for private Use and does not exceed maximum Height requirements in the district where it is located.
 - (2) Exempt dishes and antennas under (1) above must be installed in such a manner as to minimize visual impact and may not be located on the front of Buildings or between the Façade and street. No review per §300-26 is required.

PROPOSED – SHORT-TERM RENTALS

- B. New Short-term Rentals. The Zoning Board of Appeals may grant a Special Use Permit for a Short-term Rental to an Owner subject to the provisions of §§ 300-16, 300-66 (E) and 300-17.1 (B) (1) through (9):
 - (1) Location:
 - (a) Residential Zoning Districts: Short-term Rentals will only be permitted in a Single-Family Dwelling or in an Accessory Dwelling Unit located within a Single-Family Dwelling or in a previously approved Accessory Apartment with a valid Special Use Permit.

CURRENT

§ 300-28 Supplementary yard requirements.

C. An unroofed terrace or patio which is not more than one foot above ground level, or an arbor, open trellis or flagpole, is permitted in a required yard. An open fire escape, deck or unroofed porch, or terrace which is more than one foot above ground level may project not more than six feet into a required rear yard.

PROPOSED

§ 300-28 Supplementary Yard requirements.

C. An unroofed Terrace, Patio, or Deck that is not more than 4 feet above ground level, including railings, is permitted in a required Yard.

H. An open fire escape may project not more than six feet into a required rear Yard.

CURRENT - Nonconformities and Noncompliance

§ 300-50 Nonconforming uses.

A. Uses of land. Where at the effective date of adoption or amendment of this chapter lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter;

(2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this chapter;

(3) If any such nonconforming use of land ceases for any reason for a period of more than six months, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

PROPOSED - Nonconformities and Noncompliance

§ 300-50 Nonconforming Uses.

A. Uses of land. Where at the effective date of adoption or amendment of this chapter lawful Use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, such Use will be considered a Nonconforming Use, but may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such Nonconforming Use may be expanded or intensified to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter;

(2) No such Nonconforming Use may be moved in whole or in part to any other portion of the Lot or Parcel occupied by such Use at the effective date of adoption or amendment of this chapter;

(3) If any such Nonconforming Use of land ceases for any reason for a period of more than twelve months, any subsequent Use of such land must conform to the regulations specified by this chapter for the district in which such land is located.

CURRENT - Nonconformities and Noncompliance (con't)

B. Uses of structures or structures and land. If a lawful use of a structure or of a structure and land in combination exists at the effective date of adoption or amendment of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building;
- (3) Any structure or structure and land in combination in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed;
- (4) When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for a period of a year (12 months) or more, the structure or structure and land in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located;
- (5) Where nonconforming use status applies to a structure or to a structure and land in combination, removal of the structure shall eliminate the nonconforming status of the land;
- (6) Where nonconforming use status applies to a structure or to a structure and land in combination, and the structure is damaged or destroyed by any means, it shall not be repaired or restored or its use continued as a nonconformity unless such repair or restoration shall take place within one year from the time of such damage or destruction and the use at the time of such damage or destruction is resumed within the said year. Failure to so repair or restore or so resume such use shall eliminate the nonconforming status of the land.

PROPOSED - Nonconformities and Noncompliance (con't)

B. Uses of Structures or Structures and land. Where at the effective date of adoption or amendment of this chapter lawful Use of a Structure or Structure and Land in combination exists that is made no longer permissible under the terms of this chapter as enacted or amended, such Use will be considered a Nonconforming Use, but may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No existing Structure devoted to a Use not permitted by this chapter in the district in which it is located may be enlarged, extended, moved or Structurally Altered except in changing the Use of the Structure to a Use permitted in the district in which it is located or to meet health and safety codes for the existing Nonconforming Use;
- (2) A Nonconforming Use may exist only in or on that portion of a Building, Structure, or land that was manifestly arranged or designed for such Use at the time of adoption or amendment of this chapter and may not be expanded or intensified except as allowed under 300-16E(2);
- (3) Any Structure or Structure and land in combination in or on which a Nonconforming Use is superseded by a permitted Use must thereafter conform to the regulations for the district in which such Structure is located, and the Nonconforming Use may not thereafter be resumed;
- (4) When a Nonconforming Use of a Structure, or Structure and land in combination, is discontinued or abandoned for a period of a year (12 months) or more, the Structure or Structure and land in combination must not thereafter be used except in conformance with the regulations of the district in which it is located;
- (5) Where Nonconforming Use status applies to a Structure or to a Structure and land in combination, Removal of the Structure will eliminate the nonconforming status of the land;
- (6) Where Nonconforming Use status applies to a Structure or to a Structure and land in combination, and the Structure is damaged or destroyed by any means, it may not be repaired or restored or its Use continued as a nonconformity unless such repair or Restoration commences within one year from the time of such damage or destruction. Failure to so repair or restore or so resume such Use will eliminate the nonconforming status of the land.

CURRENT - Nonconformities and Noncompliance (con't)

§ 300-51 Noncomplying lots or structures.

A. Lots of record.

(1) In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and accessory uses or structures may be erected on any single lot of record at the effective date of adoption or amendment of this chapter. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard dimensions and other requirements shall be obtained only through action of the Board of Appeals.

(2) If two or more lots or combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements for lot width and area as established by this chapter, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of said parcel shall be used or sold which does not meet lot width and area requirements established by this chapter, nor shall any division of the parcel be made which leaves remaining any lot with width or area below the requirements stated in this chapter.

B. Structures. Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such structure may be enlarged or altered in a way which increases its noncompliance.

(2) Should such structure be damaged or destroyed by any means, it shall not be repaired or restored or its noncomplying uses continued unless such repair or restoration shall take place within one year from the time of such damage or destruction and the use at the time of such damage or destruction is resumed within the said year.

(3) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

(4) A noncomplying structure cannot be changed to another noncomplying structure.

PROPOSED - Nonconformities and Noncompliance (con't)

§ 300-51 Nonconforming Lots or Structures.

A. Lots of record.

(1) A Lot of Record will be considered nonconforming if it does not meet the requirements for Lot Width or Lot area set forth in 300-10 to 300-15 of this chapter.

(2) In any district in which Single-Family Dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a Single-Family Dwelling and Accessory Uses or Structures may be Erected on any single Lot of Record at the effective date of adoption or amendment of this chapter.

(3) Variance of Yard dimensions and other requirements may be obtained only through action of the Zoning Board of Appeals.

B. Structures. Where a lawful Structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on Lot Coverage, Height, Yards, or other characteristics of the Structure or its location on the Lot, such Structure will be considered a Nonconforming Structure and may continue to exist subject to the following provisions.

(1) No such Structure may be enlarged or altered in a way which increases its noncompliance unless a variance has been granted by the Zoning Board of Appeals.

(2) Should such Structure be damaged or destroyed by any means, it may not be repaired or restored or its Nonconforming Uses continued unless such repair or Restoration commences through physical work or permitting processes within one year from the time of such damage or destruction unless varied by the Zoning Board of Appeals.

(3) Should such Structure be moved for any reason for any distance whatever, it must thereafter conform to the regulations for the district in which it is located after it is moved.

CURRENT

§ 300-54 Codes Official.

A Codes Official, designated by the Village Board of Trustees to serve at the pleasure of the Board, shall administer and enforce this chapter. He may be provided with the assistance of such other persons as the Village Board of Trustees may direct. If the Codes Official shall find that any of the provisions of this chapter are being violated, he shall notify in writing the person responsible for such violations and the Village Board of Trustees, indicating the nature of the violation and ordering the action necessary to correct it. He is hereby empowered to order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or to take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.

§ 300-55 Building permits required.

A. No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the Codes Official. No permit shall be issued except in conformity with the provisions of this chapter, except after written order from the Board of Appeals.

B. No permit shall be issued where the proposed structure is located in a flood hazard location except in conformity with § 300-31B of this chapter.

C. Where a site development plan is required by this chapter, no building permits shall be issued for any buildings or structures on the site until the site development plan has been approved by the Planning Board.

PROPOSED

§ 300-54 Village Zoning Enforcement Officer (ZEO).

A Village Zoning Enforcement Officer (ZEO), with the assistance of such other Persons as the Village Board of Trustees may direct, will administer and enforce this chapter. If the ZEO finds that any of the provisions of this chapter are being violated, the ZEO must notify in writing the Person responsible for such violations and the Village Board of Trustees, indicating the nature of the violation and ordering the action necessary to correct it. The ZEO is hereby empowered to inspect properties; order discontinuance of illegal Use of land, Buildings or Structures; remove illegal Buildings or Structures or of additions, Alterations or structural changes thereto; discontinue any illegal work being done; or to take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.

§ 300-55 Village Zoning Permit.

A. A Village Zoning Permit is required for all new Structures and for any exterior changes to an existing Structure.

1. No Building or other Structure may be Erected, moved, added to, demolished, or subject to an exterior change without a Village Zoning Permit therefor issued by the ZEO. No permit may be issued except in conformity with the provisions of this chapter, except after written order from the Zoning Board of Appeals.
2. No Village Zoning Permit may be issued where the proposed Structure is located in a flood hazard location except in conformity with § 300-31B of this chapter.
3. Where a Site Development Plan is required by this chapter, no Village Zoning Permit may be issued for any Buildings or Structures on the site until the Site Development Plan has been approved by the Planning Board.

B. A Village Zoning Permit is required for any new or altered Use.

1. It is unlawful to Use or occupy or permit the Use or occupancy of any Building or premises, or both or part thereof, hereafter created, Erected, changed, converted, or wholly or partly altered or enlarged in its Use or Structure until a Village Zoning Permit has been issued therefor by the ZEO, stating that the proposed Use of the Building or land conforms to the requirements of this chapter.

CURRENT

§ 300-56 Application for building permit.

A. All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the Codes Official, including existing or proposed buildings or alterations; existing or proposed uses of the buildings and land; the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter. One copy of the plans shall be returned to the applicant by the Codes Official after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The second copy of the plans, similarly marked, shall be retained by the Codes Official.

B. An application for a building permit shall be accompanied by a fee in accordance with the Standard Schedule of Fees of the Village of Cooperstown.

§ 300-57 Certificates of zoning compliance for new, altered or nonconforming uses.

A. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefor by the Codes Official, stating that the proposed use of the building or land conforms to the requirements of this chapter.

B. No nonconforming structure or use shall be renewed, changed or extended until a certificate of zoning compliance shall have been issued by the Codes Official. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this chapter.

PROPOSED

§ 300-56 Application for a Village Zoning Permit.

A. All applications for Village Zoning Permit must be accompanied by plans in duplicate, drawn to Scale, showing the actual dimensions and shape of the Lot to be built upon; the exact sizes and locations on the Buildings already existing, if any; and the location and dimensions of the proposed Building or Alteration. The application must include such other information as lawfully may be required by the ZEO, including but not limited to existing or proposed Buildings or Alterations; existing or proposed Uses of the Buildings and land; the number of families, housekeeping units or rental units the Building is designed to accommodate; conditions existing on the Lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter. One copy of the plans must be returned to the Applicant by the ZEO after the ZEO has marked such copy either as approved or disapproved and attested to same by the ZEO's signature on such copy. The second copy of the plans, similarly marked, must be retained by the ZEO.

B. An application for a Village Zoning Permit must be accompanied by a fee in accordance with the Standard Schedule of Fees of the Village of Cooperstown.

§ 300-57 (reserved for future use; letter A moved to 300-55)

CURRENT

C. No permit for erection, alteration, moving or repair of any building shall be issued until an application has been made for a certificate of zoning compliance, and the certificate shall be issued in conformity with the provisions of this chapter upon completion of the work. A temporary certificate of zoning compliance may be issued by the Codes Official for a period not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may require such conditions and safeguards as will protect the safety of the occupants and the public. The Codes Official shall maintain a record of all certificates of zoning compliance, and copies shall be furnished upon request to any person.

D. Failure to obtain a certificate of zoning compliance shall be a violation of this chapter.

§ 300-58 Expiration of building permit.

If the work described in any building permit has not begun within 90 days from the date of issuance thereof, said permit shall expire. If the work described in any building permit has not been substantially completed within two years of the date of issuance thereof, said permit shall expire and be canceled by the Codes Official, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

§ 300-59 Conformance with plans and specifications required.

Building permits or certificates of zoning compliance issued on the basis of plans and specifications approved by the Codes Official authorize only the use, arrangement and construction set forth in such approved plans and specifications and no other use, arrangement or construction. Use, arrangement or construction at variance with that authorized shall be a violation of this chapter.

§ 300-60 New York building construction standards adopted by reference.

The New York State Building Construction Code was adopted by the Village Board, and its successor, the New York State Uniform Fire Prevention and Building Code, is hereby adopted and recognized as the official Building Construction Code of the Village for the purposes set forth therein and as it may be amended from time to time.

PROPOSED

§ 300-58 Expiration of Village Zoning Permit.

If the work described in any Village Zoning Permit, Special Use Permits, or Area or Use Variances has not been Substantially Completed within two years of the date of issuance thereof, said permit will expire. The permit may be renewed for an additional two years with a new application per the requirements in this chapter.

§ 300-59 Conformance with plans and specifications required.

Village Zoning Permits issued on the basis of approved plans and specifications authorize only the Use, Arrangement, and Construction set forth in such plans and specifications and no other Use, Arrangement or Construction. Use, Arrangement, or Construction not in compliance with that authorized will be considered a violation of this chapter.

§ 300-60 New York Building Construction standards adopted by reference.

The New York State Building Construction Code was adopted by the Village Board of Trustees, and its successor, the New York State Uniform Fire Prevention and Building Code, is hereby adopted and recognized as the official Building Construction Code of the Village for the purposes set forth therein and as it may be amended from time to time.

CURRENT

§ 300-61 Revocation of permits or certificates of zoning compliance.

The Codes Official may revoke a building permit or certificate of zoning compliance issued in any one of the following circumstances:

- A. There has been a false statement or misrepresentation as to a material fact in the applications, plans, specifications or other accompanying documents upon which the building permit or certificate of zoning compliance was based.
- B. The building permit or certificate of zoning compliance was issued in error and should not have been issued in accordance with the applicable laws.
- C. The holder or the applicant has failed to meet the requirements of an approved site development plan or subdivision plat or the requirements of a special permit granted by the Village Board or Board of Appeals.
- D. The work being performed under the permit or certificate is not in accordance with the provisions of the application, the permit or certificate, or the plans or specifications.
- E. The holder of the permit has failed or refused to comply with a stop-work order issued by the Codes Official under § 300-62 below.

§ 300-62 Stop-work orders.

Whenever the Codes Official shall determine that work on any building or structure is being or has been conducted in violation of any of the provisions of the State Building Code, state, federal, county or Village laws, rules or regulations; or has failed to meet or violates any requirement of an approved site development plan or subdivision plat, including but not limited to the required drainage, grade or elevation plans, sewer and septic plans, approved road profile plans, and such other plans or specifications upon which a building permit was issued; or that any work is being conducted in a dangerous or unsafe manner, then the Codes Official shall notify the owner of the property or the owner's agent or the person performing the work to suspend and halt work. Such direction by the Codes Official (a "stop-work order") shall be in writing and delivered to the owner or the owner's agent or the person performing the work, or affixed to any part of said structure. Such stop-work order shall state the reasons therefor and the conditions under which the work may be resumed. Should work continue in violation of the stop-work order, the Codes Official may, without further notice, revoke the building permit and, if there is a certificate of zoning compliance, revoke the same.

PROPOSED

§ 300-61 Revocation of Village Zoning Permits.

The ZEO may revoke Village Zoning Permit, Special Use Permit, or Area or Use Variance in any one of the following circumstances:

- A. There has been a false statement or misrepresentation as to a material fact in the applications, plans, specifications or other accompanying documents upon which the Village Zoning Permit was based.
- B. The Village Zoning Permit was issued in error or should not have been issued in accordance with the applicable laws.
- C. The holder or the Applicant has failed to meet the requirements of an approved Site Development Plan or Subdivision Plat or the requirements of any Special Use Permit.
- D. The work being performed is not in accordance with the provisions of the application, the Village Zoning Permit, or the plans or specifications.
- E. The holder of the Village Zoning Permit has failed or refused to comply with a stop-work order issued by the ZEO under § 300-62 herein.

§ 300-62 Stop-work orders.

Whenever the ZEO determines that work on any Building or Structure is being or has been conducted in violation of any of the provisions of Village laws, rules or regulations; or has failed to meet or violates any requirement of an approved Site Development Plan or Subdivision Plat, including but not limited to the required drainage, grade or elevation plans, sewer and septic plans, approved road profile plans, and such other plans or specifications upon which a Zoning Permit was issued; or that any work is being conducted in a dangerous or unsafe manner, then the ZEO will notify the Owner of the Property or the Owner's Agent or the Person performing the work to suspend and halt work. Such direction by the ZEO (a "stop-work order") will be in writing and delivered to the Owner or the Owner's Agent or the Person performing the work, or affixed to any part of said Structure. Such stop-work order will state the reasons therefor and the conditions under which the work may be resumed. Should work continue in violation of the stop-work order, the ZEO may, without further notice, revoke the Village Zoning Permit.

CURRENT

§ 300-63 Complaints; penalties for offenses.

A. Complaints. Whenever a violation of this chapter occurs, or is alleged to have occurred, any person may file a signed, written complaint. Such complaint, stating fully the causes and basis thereof, shall be filed in duplicate with the Codes Official, who shall deliver one copy to the Village Board of Trustees. He shall record properly such complaint, immediately investigate, and take action thereon, as provided by this chapter.

B. Penalties.

(1) Any person who shall violate any provision of this chapter, or shall build or alter any structure or use any land in violation of any statement or plan submitted and approved thereunder, or shall knowingly assist therein, shall be liable for the following penalties:

(a) First offense: At least \$250 but no more than \$500.

(b) Second offense: At least \$1,000 but no more than \$1,500.

(c) Third (and subsequent) offense(s): At least \$1,500 but no more than \$2,500 or imprisonment not exceeding 30 days, or both such fine and imprisonment.

(2) Each week of continued violation after notice will constitute a separate additional violation. For the purpose of conferring jurisdiction upon courts and judicial officers, violations shall be deemed misdemeanors. In addition to the foregoing provisions, the Village of Cooperstown shall have such other remedies for any violation or threatened violation of this chapter as are now or may hereafter be provided by law.

§ 300-64 Appeals from action of Codes Official.

Whenever the Codes Official shall approve or disapprove, act or fail to act, or otherwise perform any of his duties, or shall render a decision thereon, such decision shall be reviewable by appeal to the Board of Appeals from the Codes Official's decision. Such appeal shall be taken not more than 30 days after the filing of the decision of the Codes Official in the office of the Codes Official.

PROPOSED

§ 300-63 Complaints; penalties for violations.

A. Complaints. Whenever a violation of this chapter occurs, or is alleged to have occurred, any Person may file a signed, written complaint. Such complaint, stating fully the causes and basis thereof, will be filed in duplicate with the ZEO, who will deliver one copy to the Village Board of Trustees. The ZEO will record such complaint, investigate, and take action thereon, as provided by this chapter.

B. Penalties.

(1) Any Person who violates any provision of this chapter, including but not limited to Building or altering any Structure or using any land in violation of any statement or plan submitted and approved thereunder, or knowingly assists therein, will be liable for the following penalties:

(a) First violation: Up to \$350 and/or 6 months imprisonment

(b) Second violation: Up to \$700 and/or 6 month imprisonment

(c) Third (and subsequent) violation(s): Up to of \$1000 and/or 6 months imprisonment

(2) Each week of continued violation after notice will constitute a separate additional violation. For the purpose of conferring jurisdiction upon courts and judicial officers, violations will be deemed misdemeanors. In addition to the foregoing provisions, the Village of Cooperstown will have such other remedies for any violation or threatened violation of this chapter as are now or may hereafter be provided by law.

§ 300-64 Appeals from action of Village Zoning Enforcement Officer.

Whenever the ZEO approves or disapproves, acts or fails to act, or otherwise performs any duties, or renders a decision thereon, such decision will be reviewable by appeal to the Zoning Board of Appeals. In the case of a violation, such appeal must be made not more than 30 days after the filing of the decision of the ZEO in the office of the ZEO.

CURRENT (special permit application)

§ 300-70 Application procedure.

A. An applicant for a special permit shall, simultaneously with the filing of an application with the Village Board, file an application for site development plan approval, if such is required under § 300-41, with the Planning Board, together with appropriate plans, drawings and fee for site development plan review. Thereafter, and before the Village Board shall give any consideration to or review the application for such special permit, the Planning Board shall review the application for the purpose of preliminary site development plan review and in light of the general considerations herein and specific standards herein for special permits. Thereafter, the Planning Board shall transmit its recommendations to the Village Board within 30 days of the receipt of the application for site development plan review.

PROPOSED (special use permit application)

§ 300-70 Application procedure.

A. An Applicant for a Special Use Permit must file with the ZEO an application for review by the Village Board of Trustees. In addition to a description of the Use to be considered, the application must include all required materials for:

- (1) Preliminary Site Development Plan review, if such is required under § 300-41;
- (2) A Certificate of Appropriateness, if such is required under § 300-26;
- (3) Any requested variances from the requirements of this Chapter.
- (4) Review under the State Environmental Quality Review Act.

B. The Village Board of Trustees will make an initial review and forward the application to other involved zoning boards (Planning Board, HPARB, and the Zoning Board of Appeals, as required) for those boards' recommendations on the proposed Use.

C. The involved zoning boards will transmit their recommendations to the Village Board of Trustees within 30 days of the initial review by the Village Board of Trustees. Each recommendation should address:

- (1) The process for additional required reviews;
- (2) A determination of whether the application is complete for those reviews;
- (3) The need for a consultant or consultants to evaluate the proposed Use;
- (4) The board's evaluation of the proposed Use in consideration of the criteria for Special Use Permits in this chapter.

D. The Village Board of Trustees will specify the required amount, if any, of consultant fees that the Applicant must deposit with the Village for the application to proceed. The Village will deposit the consultant fees into an escrow account established for the project for the sole purpose of paying the costs and fees of the consultant(s) that the Village retains to review the application. Such consultants may include planners, engineers, attorneys or other experts and/or professionals retained to review the Applicant's plans, maps, studies, agreements, environmental assessment forms, environmental impact statements, and all other proceedings required by the Village Board of Trustees, the Planning Board, HPARB, or the Zoning Board of Appeals. Choice of consultant will be at the Village's sole discretion. Consultants will only be used for analysis and advice on areas that are not within the expertise of the Village.

B. The Village Board, upon receipt of the report by the Planning Board, shall, within 62 days of such receipt, conduct a public hearing and, within 62 days thereafter, render its decision, unless the applicant waives the time requirements of this section.

C. The Village Board, in approving any special permit thereunder, shall require conformance to any supplementary requirements applying to such uses generally and may establish such other conditions or limitations upon the use or characteristics of the use which are reasonably related to the public health, safety and general welfare and as may be necessary to carry out the intent of this chapter. The decision of the Village Board shall be filed in the office of the Village Clerk and a copy thereof mailed to the applicant. Thereafter, the applicant will proceed with site development plan approval before the Planning Board (Article VIII).

D. Unless specifically authorized in the decision of the Village Board, no requirement or condition of such special permit shall be subject to appeal before the Board of Appeals.

E. Requirements or conditions imposed by this chapter for any special permit use shall not be waived or reduced by the Village Board and shall be considered to be the minimum requirements for any authorization hereunder, except that the Village Board may authorize further application and action by the Board of Appeals. Special permits shall be deemed to be indefinite authorizations unless otherwise specified in the approval thereof, but in any case shall expire within 18 months of the date of approval unless a building permit has been issued for the special permit use. Such period may be extended on separate application to the Village Board.

F. The granting of special permits for the uses indicated may be conditioned on periodic renewal, which renewal shall be granted following application, public notice and hearing, and may be withheld upon determination that conditions as may have been identified in the original grant requiring that the use be of temporary duration now necessitate cessation of such use or imposition of additional or supplemental safeguards or conditions, or that the original conditions as may have been prescribed for such special permit have not been or are not being complied with, wholly or in part.

§ 300-71 Appeals from Village Board determinations.

Any person aggrieved by any decision of the Village Board hereunder may, within 30 days of the filing of the decision in the office of the Village Clerk, seek judicial review pursuant to Article 78 of the Civil Practice Law and Rules.

E. Within 62 days of the receipt of recommendations from the Planning Board, HPARB, and Zoning Board of Appeals, if any, the Village Board of Trustees, must provide public notice of and conduct a Public Hearing. If no recommendations are received the Public Hearing must be held within 92 days of the Board of Trustees' initial review.

F. Within 62 days of the Public Hearing, the Village Board of Trustees must render its decision, unless the Applicant waives the time requirements of this section.

G. The Village Board of Trustees, in approving any Special Use Permit thereunder, will require conformance with any supplementary requirements applying to such Uses generally and may establish such other conditions or limitations upon the Use or characteristics of the Use which are reasonably related to the public health, safety, and general welfare and as may be necessary to carry out the intent of this chapter.

H. The decision of the Village Board of Trustees must be filed in the office of the Village Clerk and a copy thereof mailed to the Applicant. The Planning Board, HPARB, and Zoning Board of Appeals will proceed with any additional required reviews only after the Special Use Permit is issued.

I. Unless specifically authorized in the decision of the Village Board of Trustees, no requirement or condition of such Special Use Permit will be subject to appeal before the Zoning Board of Appeals.

J. The Board of Trustees may not reduce requirements or conditions imposed by this chapter in conjunction with any Special Use Permit; the Village Board of Trustees may authorize an application to the Zoning Board of Appeals for variances.

K. Special Use Permits will be deemed to be indefinite authorizations unless otherwise specified in the approval thereof, but in any case will expire within 24 months of the date of approval if the approved Use has not commenced. Such period may be extended on separate application to the Village Board of Trustees.

L. Special Use Permits may be conditioned on periodic renewal. Such renewal must be pursuant to application, public notice, and Public Hearing. The Board of Trustees may deny such renewal or add additional conditions for renewal upon determination that:

- (1) The original conditions as prescribed for such Special Use Permit have not been or are not being complied with, wholly or in part;
- (2) Conditions identified in the original approval requiring that the Use be of temporary duration now necessitate cessation of such Use;
- (3) The imposition of additional or supplemental safeguards or conditions is necessary to continue the Use according to the criteria for Special Use Permits in this chapter.

§ 300-71 Appeals from Village Board of Trustees determinations.

Any Person aggrieved by any decision of the Village Board of Trustees hereunder may, within 30 days of the filing of the decision in the office of the Village Clerk, seek judicial review pursuant to Article 78 of the Civil Practice Law and Rules.

CURRENT DEFINITIONS

ACCESSORY APARTMENT UNIT

A housekeeping facility provided with bathroom, cooking and living facilities accessory to and separate from the housekeeping facilities of the main single-family dwelling and, if rented, is rented for no less than 30 consecutive days. If the accessory apartment unit is rented, an owner must occupy the principal dwelling; however, if desired, an owner may occupy the accessory apartment unit while renting the principal dwelling for no less than 30 consecutive days.

ACCESSORY USE OR STRUCTURE

A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

AGRICULTURE

The raising of fruits, vegetables and plants and the structures incidental thereto.

CONDOMINIUM

A form of real estate ownership of a multiunit residential Dwelling, where each occupant has one-hundred-percent ownership of his own apartment and partial ownership of common elements such as hallways, land and garages.

COOPERATIVE

A form of real estate ownership of a multiunit residential Dwelling by a nonprofit corporation which leases portions of the property to its stockholders.

DORMITORY

A building or buildings with group living quarters for six or more unrelated people, occupied by students or another group associated with a school or nonpatient hospital use, in which housekeeping facilities may be shared or absent. Occupation may be short-term (less than 30 consecutive days) or long-term.

PROPOSED DEFINITIONS

ACCESSORY DWELLING UNIT (ADU)

A secondary Dwelling that is subordinate and Incidental to an Owner-Occupied Single-Family Dwelling. An ADU may be part of a Building that contains the Single-Family Dwelling or in a free-standing Accessory Structure on the same Parcel as the Single-Family Dwelling. A Single-Family Dwelling with an ADU is not considered a Two-Family Dwelling.

ACCESSORY STRUCTURE

A physically subordinate Building used for a purpose Incidental to the Use of the main Structure on a Parcel.

ACCESSORY USE

A Use found on the same Parcel as the Principal Use, which is subordinate to, Incidental to, and customarily found in connection with the Principal Use. An Accessory Use need not be located within an Accessory Structure. In a Residential zoning district on Property where a Residential Use is Principal, business or commercial Use may not be considered accessory.

AGRICULTURE

The raising of fruits, vegetables, timber resources, and other plants and the Structures Incidental thereto.

CONDOMINIUM

A Building or Buildings on a Parcel with ownership in common of the Parcel and certain parts of the Building(s) thereon, which would normally be used by all the occupants (including but not limited to the Basement, hallways, stairways, and elevators), and individual ownership in fee of a particular area in such Building(s).

COOPERATIVE

A Building or Buildings on a Parcel with ownership by a corporation, the shareholders of which have the right through a proprietary lease to occupy an area within such Building(s).

DORMITORY

A Building or Buildings on a Parcel with group living quarters for six or more unrelated people in which cooking facilities may be shared or absent.

CURRENT DEFINITIONS

DWELLING

A place of abode, designed for or used as a residence.

DWELLING, MULTIPLE-FAMILY

A residence designed for more than two families, living independently of one another, with separate housekeeping facilities for each. For the purposes of this chapter, apartments, condominiums and cooperatives are considered multiple-family Dwellings.

DWELLING, SINGLE-FAMILY

A detached residence designed exclusively for one family. For the purposes of this chapter, townhouses are considered single-family Dwellings.

DWELLING, TWO-FAMILY

A detached residence designed exclusively for two families.

PROPOSED DEFINITIONS

DWELLING

A Building or Buildings providing complete independent living for Long-Term Occupancy, including permanent provisions for sleeping, eating, cooking and sanitation.

DWELLING, MULTIPLE-FAMILY

A Building or Buildings providing for three or more Dwellings for three or more Families on one Parcel.

DWELLING, SINGLE-FAMILY

A Building or Buildings providing for one Dwelling for one Family on one Parcel.

DWELLING, TWO-FAMILY

A Building or Buildings providing for two Dwellings for two Families on one Parcel

FAMILY

One or more persons occupying a single housekeeping unit and using common cooking facilities, and related by genetics or marriage or by a recognized legal bond, including but not limited to adoption, foster-child/foster-parent relationship, or domestic partnership, and excluding combinations of individuals that include more than four persons unrelated to the remainder of the group.

HOME OCCUPATION

An occupation or profession which is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit by a member of the family residing in the dwelling unit and is clearly incidental and secondary to the use of the dwelling unit for residential purposes. Home Occupations include but are not limited to art studios, barbershops, beauty parlors, dressmaker shops and professional offices of physicians, dentists, lawyers, engineers, architects, accountants, real estate agents, educational classes or tutoring, catering, and internet sales. However, commercial stables and kennels, restaurants, funeral homes and mortuaries and Transient Rentals are not considered Home Occupations.

HOSPITAL

A facility licensed in the State of New York and used for the diagnosis, treatment or other care of human ailments, including a clinic, adult home, nursing home or medical center. A "hospital" may include accessory uses, such as but not limited to offices for hospital administrators and hospital employees; hospital support facilities, such as medical laboratories, diagnostic testing centers, physical therapy and pharmaceutical facilities; storage facilities for medical equipment, supplies and records; hospital operations and maintenance facilities, such as food service and laundry facilities, housekeeping and maintenance storage areas; extended care facilities; overnight accommodations and cafeteria facilities for on-duty hospital employees and medical residents; medical libraries, research and educational facilities; cogeneration, incineration, water, electrical and heating equipment facilities; and off-street parking facilities.

LOT

A parcel of land that is described on a recorded plat or by survey.

OFFICE

A place where a particular kind of business is transacted or a service is supplied, where such use does not involve the keeping of stock or merchandise or the purchase or sale of goods on the premises. A medical, dental or other such office not part of a hospital is included in this definition.

FAMILY

- (1) A Person or Persons related by genetics or marriage or by a recognized legal bond, including but not limited to adoption, foster-child/foster-parent relationship, or domestic partnership and up to four additional unrelated Persons, who occupy a Dwelling; or
- (2) Up to five unrelated Persons who occupy a Dwelling.

HOME OCCUPATION

An occupation or profession which is customarily carried on in a Dwelling or in a Building or other Structure accessory to a Dwelling by a member of the Family residing in the Dwelling and is clearly Incidental and secondary to the Use of the Dwelling for Residential purposes. Home occupations include but are not limited to art Studios, barbershops, beauty parlors, dressmaker shops and professional offices of physicians, dentists, lawyers, engineers, architects, accountants and real estate agents.

HEALTHCARE FACILITY

A facility licensed in the State of New York and used for the prevention, diagnosis, treatment, or care of human ailments, including a clinic, adult home, wellness center, nursing home, or medical center. A Healthcare Facility may include Accessory Uses, such as but not limited to Offices; support facilities, such as medical laboratories, diagnostic testing centers, physical therapy and pharmaceutical facilities; storage facilities for medical equipment, supplies and records; hospital operations and maintenance facilities, such as food service and laundry facilities, housekeeping and maintenance storage areas; extended care facilities; overnight accommodations and cafeteria facilities for on-duty employees and medical residents; medical libraries, research and educational facilities; cogeneration, incineration, water, electrical and heating equipment facilities; and Off-Street Parking Spaces and Structures.

LOT

See Parcel

OFFICE

A place where a particular kind of business is transacted or a service is supplied, where such use does not involve the keeping of stock or merchandise or the purchase or sale of goods on the premises. A medical or dental office, however, is included in the definition of a Healthcare Facility.

PARCEL

A contiguous land area which is considered as a unit, which is subject to single ownership, and which is legally recorded as a single piece.

RESIDENCE

A Structure, or portion of a Structure, that is occupied by its owner or rented to a family for a period of 30 consecutive days or more.

SATELLITE ANTENNA

Any exterior equipment used to receive direct broadcast satellite service, including direct-to-home satellite service to receive or transmit fixed wireless signals via satellite; to receive video-programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services; to receive or transmit fixed wireless signals other than via satellite; or to receive broadcast communications signals. Such term shall include any mount, mast, pole or other elevating device supporting the same or any accessory Structure that is associated with its operation.

SPECIAL PERMIT

A Zoning Permit that allows a Use following individual consideration through an established review procedure. Such a Use may require certain conditions before being permitted.

VILLAGE ZONING ENFORCEMENT OFFICER

An individual appointed by the Village Board of Trustees and given the responsibility to oversee and enforce all provisions of this chapter.

PARCEL

A land area that is considered as a unit and legally recorded as a single piece in the Otsego County tax records.

RESIDENCE

See Dwelling

ABOVE-GROUND UTILITY OR COMMUNICATION FACILITY

A structure built or installed above ground for the purpose of providing utility services or communications services.

SPECIAL USE PERMIT

A Zoning Permit that allows a use following individual consideration through an established review procedure. Such a use may require certain conditions before being permitted.

VILLAGE ZONING ENFORCEMENT OFFICER

An individual appointed by the Village Board of Trustees and given the responsibility to oversee and enforce all provisions of this chapter. Also referred to as the Village Codes Official in this chapter.

YARD

A required open space unoccupied and unobstructed by any structure or portion of a structure from:

- A. Forty-eight inches above the general ground level of the graded lot upward in a front yard; or
- B. Forty-eight inches above the general ground level of the graded lot upward in side or rear yard(s), which limitation may be increased to no more than 96 inches upon filing with the Codes Official of the written acquiescence of each owner of property adjoining the subject side or rear yard(s).
- C. On a corner lot in any residential district, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of three feet and eight feet above the center-line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line adjoining points along said street lines 25 feet from their point of intersection. (See § 300-28, Supplementary yard requirements.)

ZONING PERMIT

A permit granted by the Village Planning Board, the Village Zoning Board of Appeals, the Village Historic Preservation and Architectural Review Board and/or the Village Board of Trustees and issued by the Village Zoning Enforcement Officer in compliance with this chapter. Zoning permits may also be referred to as "building permits" in this chapter, but are not to be confused with building permits which are issued by the Otsego County Codes Office in compliance with the New York State Residential and Building Codes.

YARD

A required open space unoccupied and unobstructed by any Structure or portion of a Structure from:

- A. Forty-eight inches above the general ground level of the graded Lot upward in a front Yard; or
- B. Forty-eight inches above the general ground level of the graded Lot upward in side or rear Yard(s), which limitation may be increased for Fences to no more than 96 inches upon filing with the ZEO of the written acquiescence of each Owner of Property adjoining the subject side or rear Yard(s).
- C. On a corner Lot in any Residential district, nothing may be Erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a Height of three feet and eight feet above the center-line grades of the intersecting streets in the area bounded by the Street Lines of such corner Lots and a line adjoining points along said Street Lines 25 feet from their point of intersection. (See § 300-28, Supplementary Yard requirements.)

VILLAGE ZONING PERMIT

A permit granted by the Village Planning Board, the Village Zoning Board of Appeals, the Village Historic Preservation and Architectural Review Board and/or the Village Board of Trustees and issued by the Village Zoning Enforcement Officer in compliance with this chapter. Village Zoning Permits may also be referred to as "Building Permits" in this chapter, but are not to be confused with Building Permits which are issued by the Otsego County Codes Office in compliance with the New York State Residential and Building Codes.

Add:

COUNTY CODES OFFICIAL: an employee of the Otsego County Code Enforcement Office that is responsible for administration and enforcement of the New York State Uniform Fire Prevention and Building Construction Code (Uniform Code) and the New York State Energy Conservation Code (Energy Code).

LOT COVERAGE (New): the portion of a Parcel that is occupied by any Building plus any required parking located outside a Building, computed at 162 square feet per required Off-Street Parking Space, plus an access way(s) to said required parking.

PLACE OF WORSHIP

A Building used for the regular assembly of Persons for the primary purpose of religious worship, which is operated, maintained, and controlled by a religious body incorporated in the State of New York, together with related Accessory Structures and Uses by such religious body.

PRIMARY RESIDENCE

Dwelling where one spends the majority of one's time, which for an individual can be demonstrated by evidences of residency including but not limited to voter registration, vehicle registration, driver's license, residency claimed on state tax return, qualification for residential School Tax Relief, and receipt of mail.

PRINCIPAL USE

The primary or predominant Use of any Parcel. Mixed Occupancy as defined in this code may be considered a Principal Use.

RESIDENTIAL

Used primarily for housing for Long-Term Occupancy.

SCHOOL

An educational institution recognized as such by the New York State Board of Regents.

SUBSTANTIALLY COMPLETED

The point in the project where the Building or Structure is fit to be used for its intended purpose.

UNDEVELOPED LAND

Real estate that is not improved with a Building.

ZEO
See Village Zoning Enforcement Officer

Delete

APARTMENT
HABITABLE SPACE
MULTIPLE RESIDENCE PROPERTY