

**LOCAL LAW NO. 1 OF YEAR 2010**

A local law amending Local Law 1 the year 2004 (Zoning Law)

Be it enacted by the BOARD OF TRUSTEES of the  
Village of WATKINS GLEN as follows:

**SECTION 1. DEFINITIONS**

Section 2.1 of Local Law No. 1 of the year 2004, heading "Definitions", is hereby amended to add the following definition:

**SPA** - Entities devoted to enhancing overall well-being through a variety of professional services that encourage the renewal of mind, body and spirit. These services may include, but are not necessarily limited to, massages, body treatments, facials, hair care and cosmetic applications.

**§2. USE REGULATION TABLE**

Section 4.13 of Local Law No. 1 of the year 2004, heading "Use Regulation Table", is hereby amended to read as follows:

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4.13 USE REGULATION TABLE (see Legend following)

USE	DISTRICT											
	R1	R2	R3	RT	BT	CB	LD	CD	CL	C-I	C-II	
<b>RESIDENTIAL</b>												
SINGLE-UNIT DWELLING	P	P	P	P	P		X1					P
TWO-UNIT DWELLING		P	P	S	P							
MULTI-UNIT DWELLING		S	S	S	S		S	S				
ALTERNATIVE DWELLING PARK												
BED & BREAKFAST	S	S	S	S	S		S					
INN		S	S	S	S		S					
BOARDING HOUSE					S							
DWELLINGS WITH A BUSINESS					S	X	S					
DWELLINGS ABOVE FIRST FLOOR BUSINESS					S	X	S					
<b>ACCESSORY USES</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RT</b>	<b>BT-I</b>	<b>CB</b>	<b>LD</b>	<b>CD</b>	<b>CL</b>	<b>C-I</b>	<b>C-II</b>	
ACCESSORY USE/STRUCTURE	P/S	P/S	P/S	P/S	P/S	X	X	P/S	P/S	P/S	P/S	P/S
DAY CARE - FAMILY HOME	P	P	P	P	P							P
DAY CARE-GROUP FAMILY HOME	P	P	P	P	P							P
HOME OCCUPATION	P	P	P	P	P		S	P				P
COTTAGE INDUSTRY			S	S	S							S

GENERAL USES	R1	R2	R3	RT	BT	CB	LD	CD	CL	C-I	C-II
AGRICULTURE								P		P	
AGRI-BUSINESS								S		S	
ANTENNA (WTF), TOWER									S	S	S
BOAT DOCKS, LAUNCHES							S	S		S	
CEMETERY		S	S								
CHURCHES		P	P	P	P						
CLUB-ROD & GUN										S	
CLUB, MEMBERSHIP					S						
DAY CARE CENTER/NURSERY SCHOOL			S		S				S		
GOLF COURSE, DRIVING RANGE								S		S	
KENNEL								S			S
NURSING, CONVALESCENT HOME					S						
PRIVATE SCHOOL			S		S	X			S		
PUBLIC/GOV'T USE	S	S	S	S	S	S	S	S	S	S	S
PUBLIC RECREATION/PARK	P	P	P	P	P	P	P	P	P	P	P
PUBLIC UTILITY	S	S	S	S	S	S	S	S	S	S	S
ROADSIDE STAND								S		S	
SPA				P	P	P	P	P	P		
STABLE, COMMERCIAL											
STABLE, PRIVATE											
WIND ENERGY CONVERSION SYSTEM										S	
WIRELESS TELECOMMUNICATION FACILITY, ON EXISTING STRUCTURE				S	S		S	S	S	S	S

TOURISM RELATED USES	R1	R2	R3	RT	BT	CB	LD	CD	CL	C-I	C-II
ART GALLERIES				S	S	X	S				
BOAT DOCKS, LAUNCHES							S	S		S	
CAMPGROUND								S		S	S
CULTURAL USES				S	S	X	S	S		S	
HOTEL/MOTEL					S	X	S				
MARINA							S	S		S	
MICRO-BREWERY					S	X	S	S			
MUSEUMS					S	X	S	S		S	
OUTDOOR COMMERCIAL RECREATION							S	S		S	S
SPECIALTY RETAIL				S		S	S	S	S	S	
RESTAURANT, FAST FOOD					S	X	S*	S*	S		
RESTAURANT, STANDARD					S	X	S	S	S		
WINERY						X	S	S			

\*MAXIMUM GROSS SQUARE FOOTAGE NOT TO EXCEED 1,800

BUSINESS USES	R1	R2	R3	RT	BT	CB	LD	CD	CL	C-I	C-II
AMUSEMENT GAME CENTER					S	X	S	S	S		
ANTIQUE & CRAFT SHOP				S	S	X	S	S	S		
BANK, FINANCIAL INSTITUTIONS					S	X			S		
BAR & NIGHT CLUB						X	S	S	S		
BARBER AND BEAUTY SHOPS				S	S	X			S		
CAR WASH									S		
CONVENIENCE FOOD MART									S		
CREMATORY											
DRIVE-THROUGH USES					S				S		
FITNESS CENTER/HEALTH CLUB					S	X		S	S		
FLEA MARKET											
FUNERAL HOME					S						
GENERAL BUSINESS OFFICE				S	S	X	S		S		
MEDICAL CLINIC					S	X			S		
MINI-STORAGE					S				S		
MODERATE RETAIL				S	S	S	S	S		S	S
MOTOR VEHICLE FILLING STATION									S		
NEWSPAPER PUBLISHING USE						X			S		
NURSERY, PLANTS					S					S	
PERSONAL SERVICE AND REPAIR				S	S	X			S		
PHOTOGRAPHIC STUDIO				S	S	X			S		
PROFESSIONAL OFFICE				S	S	X	S	S	S		

BUSINESS USES con't	R1	R2	R3	RT	BT	CB	LD	CD	CL	C-I	C-II
RETAIL USE OTHER THAN LISTED						X		S	S		S
SELF-SERVICE LAUNDRY						X			S		
SPECIALIZED REPAIR					S	X			S		
THEATER-SINGLE & MULTIPLEX						X			S		
USES, ADULT ENTERTAINMENT									S		
VEHICLE REPAIR									S		
VEHICLE SALES									S		
VEHICLE SALES & REPAIR - HEAVY EQUIPMENT									S		
VETERINARY HOSPITAL					S						
<b>INDUSTRIAL USES</b>											
CONTRACTORS EQUIPMENT STORAGE/MAINTENANCE									S		
EXTRACTION, SOIL MINING											
FUEL STORAGE TERMINAL											
MANUFACTURE, FABRICATION, ASSEMBLY AND OTHER MATERIALS HANDLING, INCLUDING OFFICES AND SHOW ROOMS							S		S		
RESEARCH FACILITIES									S		
TRUCKING TERMINALS											
WAREHOUSING, WHOLESALE AND RETAIL DISTRIBUTION CENTERS, INCLUDING OFFICES									S		

**LEGEND**

ZONING DISTRICTS:		USE DESIGNATIONS:	
R1 -	RESIDENTIAL LOW DENSITY	P -	PERMITTED AS OF RIGHT
R2 -	RESENDTIAL MODERATE DENSITY	S -	PERMITTED UNDER SITE PLAN APPROVAL BY PLANING BOARD
R3 -	RESIDENTIAL HIGH DENSITY	F -	PERMITTED IN FLOATING ZONE
RT -	RESIDENTIAL TRANSITION	X -	PERMITTED IN EXISTING STRUCTURE SITE PLAN FOR DEMOLITION/EXPANSION OF EXISTING STRUCTURE
MR -	MULTIPLE RESIDENTIAL	X* -	PERMITTED IN STRUCTURE EXISTING AT THE TIME OF ENACTMENT OF THIS ZONING LAW NO NEW CONSTRUCTION WILL BE PERMITTED UNLESS IT IS COMPLIANT WITH PROVISIONS OF ARTICLE 10. NON-CONFORMING STRUCTURE, USE AND LOT
BT -	BUSINESS TRANSITION		
CB -	CENTRAL BUSINESS DISTRICT		
LD -	LAKEFRONT DEVELOPMENT		
CD -	CANAL DISTRICT		
CL -	COMMERCIAL LIGHT INDUSTRIAL	P/S -	PERMITTED IF PRINCIPAL USE IS PERMITTED SITE PLAN IF PRINCIPAL USE REQUIRES
C-1 -	CONSERVATION I		
C-II -	CONSERVATION II	BLANK -	NOT PERMITTED IN THAT DISTRICT

**§ 3. BULK DENSITY CONTROL SCHEDULE**

Section 5.1 of Local Law No. 1 of the year 2004, heading "BULK and DENSITY Control Schedule", is hereby amended to read as follows:

**5.1 BULK and DENSITY Control Schedule**

The BULK and DENSITY Control Schedule of requirements for each Zoning DISTRICT is as follows:

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DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.)	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORES	
RI										
SINGLE UNIT DWELLING	20,000		100	75	20	60	30	35	3	1,200
BED & BREAKFAST	30,000		125	75	20	50	30	35	3	2,000
GENERAL USE		35,000	150	75	25	65	30	35	2	
R2										
SINGLE UNIT DWELLING	5,000		50	25	6	30	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	25	6	30	60	35	2	1,200
BED & BREAKFAST	7,500		75	25	10	30	60	35	2	1,200
INN	10,000		75	25	10	30	60	35	2	1,200
GENERAL USE		20,000	100	25	25	40	60	35	2	
R3										
SINGLE UNIT DWELLING	5,000		50	10	6	30	60	35	3	1,200
TWO UNIT DWELLING	7,500		75	10	6	30	60	35	3	1,200
MULTI-UNIT DWELLING	12,000		100	10	6	40	50	35	3	**
	4,000 SF/DU									
BED & BREAKFAST	7,500		75	10	6	30	60	35	2	1,200
INN	10,000		75	10	6	30	60	35	2	1,200
GENERAL USE		20,000	100	25	25	40	50	*	*	
MIR										
SINGLE UNIT DWELLING	12,000		75	25	10	30	60	35	2	1,200
TWO UNIT DWELLING	20,000		100	25	10	30	60	35	2	1,200
MULTI-UNIT DWELLING	30,000		125	25	25	40	50	*	*	**
	5,000 SF/DU									
COMBINATION OF DU	40,000		150	25	*	*	*	*	*	**
	7,500 SF/DU									

DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.)	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
RT										
SINGLE UNIT DWELLING	5,000		50	10	8	20	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	10	10	20	60	35	2	1,200
TOURISM RELATED USE		7,500	100	10	10	30	60	35	3	
BUSINESS USE		7,500	100	10	25	30	80	35	3	
COMBINATION USES		2,500	100	10	25	30	60	35	3	
		5,000 SF/DU								
BT										
SINGLE UNIT DWELLING	5,000		50	25	10	30	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	25	10	30	60	35	2	1,200
MULTI-UNIT DWELLING	12,000		100	25	25	40	60	35	2	**
		4,000 SF/DU								
BED & BREAKFAST	7,500		75	25	10	30	60	35	2	1,200
INN	10,000		75	25	10	30	60	35	2	1,200
INDIVIDUAL GENERAL AND TOURISM RELATED USE		15,000	100	25	25	40	60	35	2	
COMBINATION USES		10,000	100	25	25	40	60	35	2	**
		5,000 SF/DU								

DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.)	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
CB										
ALL PERMITTED USES		*	*	*	*	*	*	*	*	*
MULTI UNIT DWELLING, B&B, INN	20,000		150	30	20	40	60	*	*	**
	4,000 SF/DU									
INDIVIDUAL GENERAL BUSINESS AND INDUSTRIAL USE		15,000	100	30	*	*	70	*	*	
CDLD										
SINGLE UNIT DWELLING	5,000		50	25	10	30	60	35	2	1,200
MULTI UNIT DWELLING	20,000		150	30	20	40	60	*	*	**
	4,000 SF/DU									
INDIVIDUAL GENERAL BUSINESS AND INDUSTRIAL USE		20,000	100	30	*	*	70	*	*	
COMBINATION OF GENERAL BUSINESS AND INDUSTRIAL USE		30,000	150	30	*	*	70	*	*	
CL										
INDIVIDUAL GENERAL BUSINESS AND INDUSTRIAL USE		15,000	100	30	*	*	70	*	*	
COMBINATION OF GENERAL BUSINESS AND INDUSTRIAL USE		20,000	150	30	*	*	70	*	*	
C-1										
ALL PERMITTED USES		40,000	*	*	*	*	40	35	2	

DENSITY/BULK CONTROL SCHEDULE										
DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.)	YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
SINGLE UNIT DWELLING	20,000		100	75	20	50	30	35	2	1,200
ALL OTHER PERMITTED USES		40,000	*	*	*	*	40	35	2	

\*\*AS ESTABLISHED IN THE SITE PLAN PROCESS      \*\*AS REQUIRED IN NYS UNIFORM FIRE PREVENTION BUILDING CODE

**§ 4. ZONING MAP OF THE VILLAGE OF WATKINS GLEN**

The Zoning Map of the Village of Watkins Glen and the DISTRICTS delineated therein shall be amended as follows:

A. The BT-II DISTRICT shall be incorporated into and made a part of the BT-1 DISTRICT, which shall be re-designated the BT DISTRICT.

B. The MR DISTRICT shall be incorporated into and made a part of the R-1 DISTRICT.

C. The CB DISTRICT shall be adjusted to include additional parcels to the east between 5<sup>th</sup> Street and 8<sup>th</sup> Street.

**§ 5. EFFECTIVE DATE**

This Local Law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 20 10 of the (County)(City)(Town)(Village) of Watkins Glen, New York, was duly passed by the Board of Trustees, on June 21, 20 10, in accordance with the applicable provisions of the law. (Name of Legislative Body)

**~~2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)~~**

~~I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted. (Name of Legislative Body)  
(Elective Chief Executive Officer\*)~~

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_. Such local law (Name of Legislative Body)  
(Elective Chief Executive Officer\*) was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20 \_\_\_\_\_, in accordance with the applicable provisions of law.

**~~4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)~~**

~~I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_. Such local law was subject to permissive (Name of Legislative Body)  
(Elective Chief Executive Officer\*) referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20 \_\_\_\_\_, in accordance with the applicable provisions of law.~~

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20 \_\_\_\_\_, became operative.

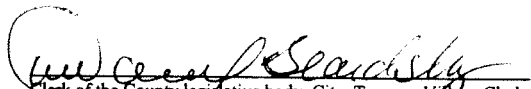
\*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of a county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_, 20 \_\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

~~(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)~~

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

  
Clerk of the County legislative body, City, Town or Village Clerk  
or officer designated by local legislative body

(Seal)

Date: June 29, 2010

**(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)**

STATE OF NEW YORK  
COUNTY OF MONROE

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

  
Signature

VILLAGE ATTORNEY  
Title

County  
City of Watkins Glen, New York  
Town  
Village

Date: June 28, 2010

\*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of a county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.