# § 270-14. RA Rural Residential and Agricultural District.

The following apply to the RA Rural Residential and Agricultural District:

1. Purpose: to maintain low-density residential and agricultural development in areas that are considered rural, and to accommodate outdoor recreation facilities and other land uses which are dependent on a rural setting.
2. Uses permitted by right:
	1. Single-family dwellings.
	2. Home occupations.
	3. Agricultural activities/farms.
	4. Roadside produce stands (not exceeding a building footprint of 600 square feet).
	5. Cemeteries.
	6. Commercial logging.
3. Uses permitted by site plan review: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Churches, synagogues, rectories, and other religious uses and institutions.
	2. Personal wireless service facilities.
	3. Microbreweries, microwineries and microdistilleries. **[Added 7-18-2012 by L.L. No. 3-2012; amended 2-15-2017 by**

# L.L. No. 3-2017]

1. Uses permitted by conditional use permit: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Two-family dwellings.
	2. Bed-and-breakfast establishments.
	3. Veterinary clinics, animal hospitals and kennels, and animal training facilities.
	4. Boarding stables and riding academies.
	5. Accessory apartments.
2. Uses permitted by conditional use permit which also require site plan review: **[Added 4-5-2006 by L.L. No. 3-2006; amended 12-20-2017 by L.L. No. 13-2017]**
	1. Hunting/fishing/game clubs.
	2. Not-for-profit recreation facilities.
3. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

# § 270-15. SR Suburban Residential District.

The following apply to the SR Suburban Residential District:

1. Purpose: to accommodate relatively dense single-family development, and related uses, in those areas of Glenville where public water is available, where soil conditions are generally favorable for the siting of a septic system and where adequate roads, drainage systems and related infrastructure are already in place.
2. Uses permitted by right:
	1. Single-family dwellings.
	2. Home occupations.
	3. Cemeteries.
3. Uses permitted by site plan review:
	1. Day-care centers.
	2. Churches, synagogues, rectories and other religious uses and institutions.
	3. Personal wireless service facilities.
	4. Not-for-profit recreation facility. **[Added 2-21-2007 by L.L. No. 1-2007]**
	5. Roadside produce stands located on a County Highway and/or on a road with speed limits greater than 30 mph (but not exceeding a building footprint of 600 square feet).
4. Uses permitted by conditional use permit: **[Amended 12-20-2017 by L.L. No. 13-2017]**
	1. Bed-and-breakfast establishments.
5. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

# § 270-16. RM Multi-Family Residential District.

The following apply to the RM Multi-Family Residential District:

1. Purpose: to provide for a form of housing, other than conventional single-family housing, in those areas where multifamily development already exists, or in areas where infrastructure and services are readily available and can accommodate dense residential growth.
2. Uses permitted by right:
	1. Single-family dwellings.
	2. Two-family dwellings.
	3. Home occupations.
3. Uses permitted by site plan review:
	1. Expansions to existing multifamily projects and dwellings.

# [Amended 12-20-2017 by L.L. No. 13-20171]

* 1. Assisted-living facilities.
	2. Bed-and-breakfast establishments.
	3. Day-care centers.
	4. Personal wireless service facilities.
1. Dimensional regulations. The Table of Dimensional Regulations is included as an attachment to this chapter.

# § 270-17. PR Professional Residential District.

The following apply to the PR Professional Residential District:

1. Purpose: to provide for a compatible mixture of private residences and professional offices in areas currently in transition from residential to commercial, and in areas, particularly along busy roads, where new single-family home development is unlikely to occur. It is further intended that the scale and layout of both new development and converted structures in this district do
2. **Editor's Note: This local law also repealed former Subsection C(2), which listed townhouses, and redesignated former Subsection C(3) through (6) as Subsection C(2) through (5), respectively.**

not significantly increase traffic volumes, nor introduce traffic conflicts via an increase in the number of driveways.

1. Uses permitted by right:
	1. Single-family dwellings
	2. Two-family dwellings.
	3. Home occupations.
	4. Cemeteries.
2. Uses permitted by site plan review:
	1. Medical offices (i.e., doctors, dentists, chiropractors, psychiatrists, etc.).
	2. Law offices.
	3. Engineering offices.
	4. Architect/Landscape architect offices.
	5. Accountant/Financial planning offices.
	6. Real estate offices.
	7. Insurance/Brokerage offices.
	8. Instructional services.
	9. Computer consultants.
	10. Churches, synagogues, rectories and other religious uses and institutions.
	11. Day-care centers.
	12. Museums.
	13. Libraries.
	14. Accessory apartments.
	15. Bed-and-breakfast establishments.
	16. Personal wireless service facilities.
	17. Beauty salons and barber shops. **[Added 5-27-2015 by L.L. No. 2-2015]**
	18. Contractor's office. **[Added 5-27-2015 by L.L. No. 2-2015]**
3. Dimensional regulations. The Table of Dimensional Regulations is included as an attachment to this chapter.

# § 270-18. CB Community Business District.

The following apply to the CB Community Business District:

1. Purpose: to provide for the basic community services, employment, convenience shopping and recreation for persons residing in nearby residential areas and the local community. It is further intended to provide additional housing opportunities within mixed-use buildings.
2. Uses permitted by site plan review: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Retail businesses, not to exceed 20,000 square feet of gross floor area.
	2. Banks, professional, medical, governmental and general offices not to exceed 20,000 square feet of gross floor area.
	3. Personal services. **[Amended 1-20-2010 by L.L. No. 1-2010]**
	4. Public and private clubs, fraternities and lodges.
	5. Day-care centers.
	6. Residential dwelling units within the same building as any other use permitted within this district, provided the residence(s) is (are) not located on the ground floor.
	7. Bed-and-breakfast establishments.
	8. Nurseries, garden shops and florists.
	9. Museums.
	10. Libraries.
	11. Personal wireless service facilities.
	12. Microbreweries, microwineries and microdistilleries. **[Added 7-18-2012 by L.L. No. 3-2012; amended 2-15-2017 by L.L. No. 3-2017]**
	13. Contractor's offices. **[Added 5-27-2015 by L.L. No. 2-2015]**
3. Uses permitted by conditional use permit which also require site plan review: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Indoor recreation facilities. **[Amended 12-20-2017 by L.L. No. 13-2017]**
4. Dimensional regulations. The Table of Dimensional Regulations is included as an attachment to this chapter.

# § 270-19. GB General Business District.

The following apply to the GB General Business District:

1. Purpose: to provide for a wide variety of commercial uses that serve both local and regional needs in those areas where easy access is available, and where residential neighborhoods will not be significantly disturbed.
2. Uses permitted by site plan review: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Retail businesses.
	2. Offices.
	3. Personal and general services.
	4. Public and private clubs, fraternities and lodges.
	5. **2**Museums.
	6. Libraries.
	7. Day-care centers.
	8. Shopping centers.
	9. Indoor and outdoor recreation facilities.
	10. Human services/social services offices. **[Added 8-18-2010 by L.L. No. 5-2010]**
	11. Hotels, motels, bed-and-breakfast establishments, tourist homes and boardinghouses.
3. **Editor’s Note: Former Subsection B(5), Multifamily dwellings, was repealed 7-16-2014 by**

**L.L. No. 2-2014. This local law also provided for the redesignation of former Subsection B(6) through (17) as Subsection B(5) through (16), respectively.**

§ 270-19 § 270-19.1

* 1. Residential dwelling units within the same building as any other use permitted within this district, provided the residence(s) is (are) not located on the ground floor.
	2. Personal wireless service facilities.
	3. Indoor, outdoor and not-for-profit recreation facilities.

# [Amended 12-20-2017 by L.L. No. 13-2017]

* 1. Laundromats.
	2. Microbreweries, microwineries and microdistilleries. **[Added 7-18-2012 by L.L. No. 3-2012; amended 2-15-2017 by L.L. No. 3-2017]**
	3. Contractor's offices. **[Added 5-27-2015 by L.L. No. 2-2015]**
	4. Food and beverage processing and distribution facility not to exceed 10,000 square feet of gross floor area. **[Added 7-18-2018 by L.L. No. 2-2018]**
1. Uses permitted by conditional use permit: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Veterinary clinics, animal training facilities, kennels and animal hospitals with completely enclosed pens or kennels.
2. Uses permitted by conditional use permit which also require site plan review: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Automobile dealerships.
	2. **3**Gasoline service stations.
3. Dimensional regulations. The Table of Dimensional Regulations is included as an attachment to this chapter.

# § 270-19.1. HC Highway Commercial District. [Added 8-21-2013 by L.L. No. 5-2013]

The following apply to the HC Highway Commercial District.

1. **Editor’s Note: Former Subsection D(3), listing automobile repair shops, which immediately preceded this subsection, and former Subsection D(5), listing car washes, which immediately followed this subsection, were repealed 12-20-2017 by L.L. No.**

**13-2017. This local law also redesignated former Subsection D(4) as Subsection D(3).**

§ 270-19.1 § 270-19.1

1. Purpose: to establish a hybrid commercial/light industrial zoning district along the western Route 5 corridor of Glenville in an effort to attract a variety of land uses, including those that are best suited for rural highway corridors.
2. Uses permitted by right:
	1. Single-family dwellings.
	2. Two-family dwellings.
	3. Accessory apartments.
	4. Home occupations.
	5. Agricultural activities/farms.
	6. Cemeteries.
	7. Bed-and-breakfast establishments.
	8. Professional offices.
	9. Instructional services.
3. Uses permitted by site plan review:
	1. Retail businesses.
	2. Offices.
	3. Restaurants, food services, taverns and nightclubs.
	4. Personal and general services.
	5. Public and private clubs, fraternities and lodges.
	6. Museums.
	7. Boarding stables and riding academies.
	8. Indoor, outdoor, and not-for-profit recreation facilities.

# [Amended 12-20-2017 by L.L. No. 13-20174]

* 1. Campgrounds.
	2. RV parks.
	3. Hotels and motels.
1. **Editor's Note: This local law also repealed former Subsection C(9), listing commercial recreation facilities, and redesignated former Subsection C(10) through (17) as Subsection C(9) through (16), respectively.**

§ 270-19.1 § 270-20

* 1. Microbreweries, microwineries and microdistilleries.

# [Amended 2-15-2017 by L.L. No. 3-2017]

* 1. Contractor's offices, shops and yards.
	2. Personal wireless service facilities.
	3. Printing and publishing offices and shops.
	4. Research and development facilities.
1. Uses permitted by conditional use permit:
	1. Churches, synagogues, rectories and other religious uses and institutions.
	2. Veterinary clinics, animal training facilities, kennels, and animal hospitals with completely enclosed pens or kennels.
	3. Auction businesses and inventory facilities/yards.
	4. Vehicle and equipment rental agencies.
	5. Enclosed warehousing and distribution facilities.

# § 270-20. RDT Research, Development, and Technology District.

The following apply to the RDT Research, Development and Technology District:

1. Purpose: to accommodate emerging technology firms, manufacturing, assembly, warehousing and similar uses in areas where industrial and warehousing uses have historically located, and where infrastructure is already in place to serve such uses. Additionally, this zoning district is designed to accommodate certain commercial uses that complement research, development, and technology-related uses.
2. Uses permitted by site plan review: **[Amended 4-5-2006 by L.L. No. 3-2006]**
	1. Light assembly.
	2. Retail outlets associated with warehousing or light assembly.
	3. Offices.
	4. Enclosed warehousing and distribution facilities.
	5. Enclosed manufacturing.
	6. Vehicle and equipment rental agencies.
	7. Automobile dealerships.
	8. Automobile repair shops.
	9. Gasoline service stations.
	10. Car washes.
	11. Food and beverage processing and distribution facilities.
	12. Printing and publishing offices and shops.
	13. Indoor, outdoor, and not-for-profit facilities. **[Amended 12-20-2017 by L.L. No. 13-20175]**
	14. Personal wireless service facilities.
	15. Microbreweries, microwineries and microdistilleries. **[Added 7-18-2012 by L.L. No. 3-2012; amended 2-15-2017 by L.L. No. 3-2017]**
3. **6** Uses permitted by conditional use permit which also require site plan review: **[Added 4-5-2006 by L.L. No. 3-2006]**
	1. Research and development facilities.
	2. Chip-fab plants and research facilities.
	3. Medical research facilities and institutions.
	4. Contractor's offices, shops and yards.
	5. Heavy machinery and transportation equipment sales, repair or storage.
	6. Freight/trucking terminals.**7**
4. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

# § 270-21. LC Land Conservation District.

The following apply to the LC Land Conservation District:

1. **Editor's Note: This local law also repealed former Subsection B(14), listing outdoor recreation facilities, and redesignated former Subsection B(15) and (16) as Subsection B(14) and (15), respectively.**
2. **Editor's Note: Former Subsection C, Uses permitted by conditional use permit, as amended, was repealed 1-22-2014 by L.L. No. 1-2014. This local law also provided for the redesignation of former Subsections D and E as Subsections C and D, respectively.**
3. **Editor's Note: Editor’s Note: Former Subsection C(7), listing adult uses, which immediately followed this subsection, was repealed 12-20-2017 by L.L. No. 13-2017.**

§ 270-21 § 270-22

* 1. Purpose: to minimize the construction and placement of buildings and structures in areas that are sensitive to development due to the presence of regulated wetlands, flood-prone areas, steep slopes, etc.
	2. Uses permitted by right:
		1. Public and private parks, preserves and open spaces.
		2. Bird sanctuaries and wildlife refuges.
		3. Bike and pedestrian trails.
		4. Interactive structures associated with the above uses.
		5. Agricultural activities. (Permitted activities are restricted to those allowed by NYS Department of Environmental Conservation permit, or similar activities permitted by state and/or federal agencies. Clear cutting is not permitted.)
		6. Private docks. (Permitted activities are restricted to those allowed by NYS Department of Environmental Conservation permit, or similar activities permitted by state and/or federal agencies. Clear cutting is not permitted.)
		7. Commercial logging. (Permitted activities are restricted to those allowed by NYS Department of Environmental Conservation permit, or similar activities permitted by state and/or federal agencies. Clear cutting is not permitted.)
	3. Dimensional regulations. The only dimensional regulations that apply are those relating to accessory structures. The regulations pertaining to location, height, yards and site coverage of such accessory use in the Suburban Residential District shall apply.

# § 270-22. PPL Public Park Lands District.

The following apply in the PPL Public Park Lands District:

1. Purpose: to identify publicly owned parks, preserves, recreation areas and open spaces, and to preserve and enhance those very features which led to the acquisition/establishment of these publicly owned properties.
2. Uses permitted by right:
	1. Publicly owned parks, preserves, recreation areas and open spaces.
	2. Structures and facilities typically associated with such uses.
3. Dimensional regulations. Dimensional regulations do not apply within the Public Park Lands District.

# § 270-23. RRC Riverfront Recreation/Commercial District. [Amended 4-5-2006 by L.L. No. 3-2006; 1-22-2014 by L.L. No. 1-2014]

The following apply in the RRC Riverfront Recreation/Commercial District:

1. Purpose: to provide for public and privately sponsored water- dependent or water-enhanced development which promotes and supports recreational opportunities and commerce on the Mohawk River/Barge Canal and its adjacent shoreline, while at the same time preserving the riverfront environment as much as possible.
2. Uses permitted by right:
	1. Agricultural activities/farms.
	2. Roadside produce stands (not exceeding a building footprint of 600 square feet).
	3. Bike paths.
3. Uses permitted by site plan review:
	1. Marinas.
	2. Lodging facilities.
	3. Swimming facilities.
	4. Outdoor and not-for-profit recreation facilities. **[Amended 12-20-2017 by L.L. No. 13-2017]**
	5. Campgrounds.
	6. RV parks.
	7. Restaurants, excluding fast-food restaurants.
4. Uses permitted by conditional use permit which also require site plan review:

§ 270-23 § 270-24.1

* 1. RV parks.
1. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

# § 270-24. AZ Airport Zoning District.

The following apply to the AZ Airport Zoning District:

1. Purpose: to provide for continued private and public use of the Schenectady airport and for potential expansion within the current boundaries of the airport. Further, the airport district has been established to encourage certain type of ancillary development, which is often associated with publicly owned airports.
2. Uses permitted by right:
	1. Fixed-base operator facilities.
	2. Passenger terminals and associated parking lots.
	3. Aircraft fueling operations and facilities.
	4. Control towers, weather monitoring stations and similar airport structures and uses.
	5. Offices in association with aviation activities.
	6. Charter operations.
	7. Aircraft hangars. **[Added 10-1-2014 by L.L. No. 7-2014]**
3. Uses permitted by site plan review:
	1. Aviation and space-related museums.
	2. Automobile rental operations.
	3. Cargo/freight movement operations.
4. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

# § 270-24.1. Overlay zoning districts. [Added 12-20-2017 by L.L. No. 13-2017]

Two separate and distinct overlay zoning districts exist within the Town of Glenville. One is the Town Center Overlay District, while the other is the Adult Use Overlay District.

1. Town Center Overlay District. The regulations governing the Town Center Overlay District can be found in § 270-133 (Town Center Overlay District) within Article XVIII (Commercial Development Design Guidelines) of this chapter.
2. Adult Use Overlay District.
	1. Purpose.
		1. To provide for limited establishment of adult-oriented land uses, as well as other land uses which, by their very nature, have objectionable characteristics, while limiting their location and operation to an industrial area of Glenville where community impacts associated with these uses will be minimized.
		2. To promote the health, safety, moral or general welfare of the community, including the protection and preservation of property, and the maintenance of property values.
		3. It is further declared that the location of these uses, in regard to where our youth may regularly assemble, and the general atmosphere encompassing their operation, is of significant concern to the Town of Glenville. Therefore, these regulations shall accomplish the purpose of preventing and restricting accessibility to minors.
	2. Applicability. All applications for the land uses identified in Subsection B(4) below involving new building construction, changes in tenancy, exterior modifications/renovations, and additions are subject to the provisions of this section.
	3. Location of overlay district. Land uses permitted within the Adult Use Overlay District are limited to property and buildings within the boundaries of the overlay district, which in turn is delineated on the Town of Glenville Zoning Map. The Adult Use Overlay Zoning District is roughly a nineteen- acre rectangular area within the Glenville Business and Technology Park, along the northern boundary of the center portion of the Park, north of the 500-series of buildings and

generally bounded by the railroad line to the north and Patent Parkway to the south.

* 1. Uses allowed. All uses of land allowed within the underlying zoning district are permitted by site plan review and/or a conditional use permit, per the regulations of the underlying district. Additionally, the uses of land identified in Subsection B(4)(a) through (e) below are allowed within the Adult Use Overlay District only, subject to both site plan review and a conditional use permit. These uses are not permitted within any other zoning district of the Town of Glenville:
		1. Adult uses, including but not limited to adult bookstores, adult theaters, and adult entertainment cabarets.
		2. Pawn shops.
		3. Secondhand dealers.
		4. Vapor shops and lounges.
		5. Massage parlors.
	2. Minimum lot size, minimum yard setbacks, and all other dimensional requirements. All of the dimensional requirements of the underlying zoning district apply to the overlay district uses defined in Subsection B(4) above, with the exception of the maximum height requirement, which is limited to 35 feet, regardless of the maximum height provision of the underlying zoning district.
	3. Parking requirements. The off-street parking requirements for the uses identified in Subsection B(4) above are prescribed in Schedule A (Off-Street Parking Standards) of this chapter.**8**
	4. Architectural and design requirements. The uses of land identified in Subsection B(4) above are subject to the design standards and guidelines for commercial establishments outside of the Town Center Overlay District, as articulated in

§§ 270-134 to 270-137 of this chapter.

* 1. Signs.
		1. The uses of land identified in Subsection B(4) above are subject to the sign requirements of this chapter, including
1. **Editor's Note: Schedule A is included as an attachment to this chapter.**

all applicable provisions of Article IX (Sign Control) and

§ 270-134C(6) of this chapter.

* + 1. All adult businesses shall display one exterior sign, in the vicinity of the customer entrance and clearly visible to those who enter the building at the customer entrance, giving notice that the premises is off limits to minors.
	1. Visibility and display. No adult use shall be conducted in any manner that permits the observation of any material depicting or relating to sexual activities or anatomical areas customarily covered in clothing while in public from any public way or other property. This provision applies to any display, decoration, sign, banner, show window, screen or other building opening.
	2. Application and review procedures. All uses of land identified in Subsection B(4) above subject to the provisions herein require both site plan review/approval and a conditional use permit. The application and review procedures for site plan review and conditional use permits are detailed in Articles XVI and XVII of this chapter, respectively.
1. Storage overlay district. **[Added 12-4-2019 by L.L. No. 7-2019]**
	1. Purpose.
		1. The intent of this subsection is to accommodate storage of automobiles associated with automobile dealerships, automobile towing operations and automobile rental operations and provide for self-storage. However, in accommodating such activities, it is the intent that there be no appreciable degradation of the character of the surrounding neighborhoods in which these activities occur.
		2. The implementation of this district shall be established as an overlay district which imposes additional criteria on the underlying zoning districts. The overlay district shall be a floating zone in the HC District as additional permitted uses provided the following conditions are met herein.
	2. Specific regulations. Storage of automobiles for automobile dealerships, automobile towing operations, automobile rental operations, and self-storage are permitted by site plan review

in the HC District as detailed in Article XVI of this chapter, provided the use meets all of the following conditions:

* + 1. Lot requirements. The site shall be a minimum of one acre, shall not be located in a floodplain or flood-prone area as defined by Chapter 151, Flood Damage Prevention, and shall not take primary access, nor provide for deliveries, from a predominantly residential street.
		2. With the exception of automobile dealerships where vehicles are parked on the sales lot, parking lots will not be used to display vehicles for sale.
		3. For self-storage uses, all storage shall be inside a building.
		4. For automobile towing operations, the storage permitted is temporary only; no vehicle may be stored longer than 30 days. This use does not permit the site to be used as a junkyard or a salvage yard.
	1. Materials to be submitted:
		1. Site plan with all the items spelled out in the site plan checklist portion of the application packet included on the plan/map. (See § 270-106D.)
		2. Additionally, the site plan must show all proposed improvements, including driveways, parking, fencing, landscaping, lighting, and area for snow storage.
		3. Landscaping plans shall conform to Article XIX of this chapter.
		4. Stormwater pollution prevention plan. A stormwater pollution prevention plan (SWPPP) consistent with Article XI of this chapter shall be required for site plan approval. The SWPPP shall meet the performance, design criteria and standards set forth in Article XI. The approved site plan shall be consistent with the provisions of Article XI.
	2. Existing vegetation. Existing on-site vegetation must be preserved to the maximum extent possible. No cutting of trees exceeding four inches in diameter at breast height (DBH) shall take place prior to the approval of the site plan.
	3. Screening and landscaping. A combination of deciduous and evergreen tree plantings shall be required to screen the

parking lot from nearby residential properties and on the perimeter of the parking lot. Landscaping requirements for landscaping within the parking lot shall conform to Article XIX of this chapter. Interior landscaped parking islands and peninsulas are encouraged, but where they are used, the preferred layout is that of larger islands and peninsulas instead of numerous small islands.

* 1. Paving and stormwater management.
		1. The entire area used for parking must be paved. The use of permeable or porous pavement where practicable is preferred. Surfaces shall provide dust-free, all-weather material and will be graded and drained so as to dispose of all surface water without erosion, flooding, or negative impacts onto neighboring properties.
		2. All parking areas shall address stormwater on the site subject to stormwater requirements in Article XI. Where practical, stormwater management facilities should utilize green infrastructure best management practices (BMPs) to reduce impervious surfaces in the site design using on-site infiltration practices including rain gardens, vegetated swales, filter strips, stormwater planters, permeable pavement, and porous pavement. Further details about site infiltration practices can be found in the Capital District Regional Planning Commission Green Infrastructure Toolkit found at cdrpc.org.
	2. Setbacks. Setbacks for self-storage units shall follow the setbacks for the underlying districts; however, in no case shall parking lots be located closer than 25 feet to any street right-of-way, nor closer than 10 feet to the rear or side property lines, and they may not be located any closer than 40 feet from the property line of residential properties. Additionally, with the exception of entrance and exit driveways, only green space and vegetation will be permitted within the twenty five-foot strip/setback between the parking lot and street right-of-way and must conform to the requirements set forth in Article XIX.
	3. Access management. Off-street parking should be designed to minimize traffic conflicts and utilize combined access drives where feasible.
		1. There will be no more than one driveway on each street abutting the property.
		2. Driveways are not to exceed 30 feet in width.
		3. On corner lots, no driveways will be permitted within 50 feet of the intersection.
	4. Lighting. Any lighting associated with parking areas will be directed into the parking area and away from adjacent properties and public rights-of-way.
	5. Initiation of application. Any person or corporation having ownership of the property, or a possessory interest entitled to exclusive possession, or a contractual interest or future ownership, may file a request for use of the overlay district.
	6. Preliminary application.
		1. The applicant shall submit 23 copies of a preliminary site plan as required above with a written application for a change in district to a Storage Overlay District.
		2. Review by the Town Board.
			1. Findings required. The Town Board may recommend establishment of a Storage Overlay District, provided that the preliminary site plan establishes that:
				1. The uses proposed will not be detrimental to surrounding uses, but will have a beneficial effect, which could not be achieved in another district.
				2. Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in use.
				3. The proposed zoning change is in conformance with the general intent of this chapter and the Town of Glenville Comprehensive Plan.
				4. The proposed location does not create any adverse visual impacts to surrounding uses.
		3. Public hearing by the Town Board. The Town Board shall conduct a public hearing on the proposed change of zoning. The public hearing on the proposed zoning map amendment to the Storage Overlay District shall be given public notice as required for all zoning map amendments. After the public hearing, the zoning map may be amended, but such action shall only have the effect of

granting permission for preparing site plans for development of the specific proposal incorporating any conditions or modifications requested by the Town Board. The Town Board may deny approval of the zoning map amendment and any preliminary development plans.

* + 1. Review by the Planning and Zoning Commission. Upon approval by the Town Board for amendment(s) to the zoning map, an application for said approved use through an overlay shall be submitted to the Planning and Zoning Commission for review and approval as required by Town Code.

# § 270-24.2. Freemans Bridge Road Corridor District. [Added 2-19-2020 by L.L. No. 3-2020]

1. Purpose. The purpose of the Freemans Bridge Road Corridor District is as follows:
	1. To provide a destination gateway to Glenville, consistent with the Freemans Bridge Road Complete Streets Concept Plan, safely connecting the riverfront to Thomas Corners and the Town Center while providing accommodations for all users including pedestrians, bicyclists, and vehicles.
	2. Economic development will be encouraged through mixed use, research and technology, retail, and office development.
2. Objectives. The following are objectives for the Freemans Bridge Road Corridor District:
	1. The size and scale of buildings in the Freemans Bridge Road Corridor should be complementary to a pedestrian and bicycle-friendly environment.
	2. The architectural character of new and renovated buildings should be harmonious with the surrounding area.
	3. Improve pedestrian and bicycling infrastructure and conditions along the Corridor. Amenities shall be provided to promote pedestrian and bicycling usage.
	4. Improve safety, better manage congestion, and implement access management along the Corridor.
	5. Increase the potential for transit service to destinations along the Corridor.
	6. Incorporate green infrastructure and sustainability into future development along the Corridor.
	7. Provide streetscape amenities that give Freemans Bridge Road an identity.
	8. Accommodate, retail development, research and development, medical and office uses and to foster economic development.
3. Uses permitted by site plan review.
	1. Offices and professional offices.
	2. Bed-and-breakfast establishments.
	3. Hotels and motels.
	4. Microbreweries, microwineries, and microdistilleries.
	5. Sidepaths and bike paths.
	6. Roadside produce stands.
	7. Restaurants, food services, taverns, and night clubs.
	8. Restaurants, fast-food.
	9. Retail businesses.
	10. Medical offices.
	11. Personal wireless service facilities.
	12. Personal and general services.
	13. Indoor, outdoor, and not-for-profit recreation facilities.
	14. Shopping centers.
	15. Attached dwellings.
	16. Publicly owned parks, recreation areas, and open spaces.
4. Uses permitted by conditional use permit.
	1. Veterinary clinics, animal training facilities, and animal hospitals with completely enclosed pens or kennels.
	2. Research and development facilities.
	3. Hospital.
	4. Craft production.
	5. Marinas.
5. Dimensional requirements.
	1. Front yard setback: 40 feet.
	2. Minimum side yard setback (one side): 15 feet
	3. Rear yard setback: 30 feet.
	4. Minimum lot size: 30,000 square feet. For the following specific uses: mixed-use developments and attached dwellings — three-acre minimum; for research and development facilities — five-acre minimum; for shopping center — five-acre minimum.
	5. (Reserved)
	6. Minimum lot width: 60 feet.
	7. Minimum lot depth: 100 feet.
	8. Maximum lot coverage: 35%.
	9. Building height: 35 feet.
6. (Reserved)
7. Off-street parking. The off-street parking requirements outlined in Schedule A**9** of this chapter apply to all land uses within the Freemans Bridge Road Corridor District.
	1. Off-street parking is preferred to be located to the side and rear of the principal building and/or to the rear of the lot.
	2. Access management. Off-street parking should be designed to minimize traffic conflicts and utilize combined access drives where feasible. Off-street parking areas shall be interconnected by access driveways for commercial and mixed use developments and may be connected between residential and commercial uses.
	3. Shared parking is encouraged, as detailed in Article X, Off- Street Parking and Loading.
	4. Commercial developments shall supply bicycle racks at a rate of one bicycle parking stall per 15 parking spaces. Racks can consist of any size as long as they meet the total number of stalls required.
8. **Editor's Note: Schedule A is included as an attachment to this chapter.**
	1. Landscaping shall be used on the perimeter of all parking lots with 10 or more spaces in an effort to soften the visual impact of parking lots from the street and neighboring land uses, particularly from residential uses. Interior landscaped parking islands and peninsulas are allowed, but where they are used, the preferred layout is that of larger islands and peninsulas instead of numerous small islands. Each development site and parking lot is unique, with proposed landscaping to be evaluated and determined by the Planning and Zoning Commission on a case-by-case basis.
	2. Pedestrian interconnected walkways shall be in accordance with Subsection H.
9. Pedestrian and bicycle accommodations and streetscape amenities.
	1. Purpose. The purpose of these standards is to promote the pedestrian environment along the Freemans Bridge Road Corridor through the provision of appropriate amenities.
	2. Applicability. The standards in this section are applicable to all actions proposed within the Freemans Bridge Road Corridor District that are subject to site plan review as specified in Article XVI. In addition to the materials regularly submitted for site plan review, the items discussed in Subsection H(3) below shall also be addressed.
	3. The following criteria shall be utilized for site designs.
		1. Sidewalks and sidepaths. Sidewalks and/or sidepaths are to be constructed and located pursuant to the Freemans Bridge Road Complete Streets Concept Plan. Wayfinding and directional signage should be provided.
			1. A minimum of six feet in width shall be provided for sidewalks and 10 feet in width for sidepaths. Placement of such facilities shall be consistent with the Freemans Bridge Road Complete Streets Concept Plan.
			2. Sidewalks and crosswalks shall be distinguished from vehicular surfaces using durable, low-maintenance surface materials such as pavers, bricks, stamped concrete, or scored concrete to enhance pedestrian safety and the area's identity.
			3. A minimum of four feet for a grass strip shall be provided between the sidewalk/sidepath and the street edge.
			4. Sidewalks shall be installed and connect to building entrances from parking areas, outdoor dining, transit stops/shelters and other destinations that generate pedestrian traffic.
			5. Sidewalks shall connect to existing sidewalks on adjacent properties and the sidewalk pattern shall continue across all driveways and come up to the sidewalk.
10. Green infrastructure best management practices. Where practical, stormwater management facilities should utilize green infrastructure best management practices (BMPs) to reduce impervious surfaces in the site design using on-site infiltration practices including rain gardens, vegetated swales, filter strips, stormwater planters, permeable pavement, and porous pavement. Further details about site infiltration practices can be found in the Capital District Regional Planning Commission Green Infrastructure Toolkit found at cdrpc.org.
11. Additional design guidelines and standards. Design guidelines and standards shall comply with Article XVIII, Commercial Development Guidelines, of this chapter.**10**
12. Landscaping. All landscaping shall comply with Article XIX, Landscaping, of this chapter.
13. Sunset provision. With respect to the exclusion of laundromats as a permitted use, the Code shall be stayed until January 1, 2021, subject to the following limitations:
	1. Application shall be made and approved prior to the January 1, 2021, date with construction starting within one year of the approval date;
	2. The application shall be subject to site plan review; and
	3. Applications must meet dimensional regulations without variance.
14. **Editor's Note: See § 270-138.1, Design standards and guidelines for commercial establishments and mixed-use developments for the Freemans Bridge Corridor District.**