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New York State  
Department of State  
DIVISION OF CORPORATIONS,  
STATE RECORDS AND  
UNIFORM COMMERCIAL CODE  
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99 Washington Ave.  
Albany, NY 12231-0001  
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**Local Law Filing**

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

2 of the year 20 26

Local Law Title: Amend the Village's Zoning Laws addressing Short-Term Rentals and Renewable Energy Uses

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Be it enacted by the Village Board of the  
*(Name of Legislative Body)*

County     City     Town     Village  
*(Select one)*

of Lowville as follows on the attached pages:  
*(Name of Local Government)*

**For Office Use Only**

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JUN 10 2026

DEPARTMENT OF STATE

Department of State Local Law Index Number: 2 of the year 20 26

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

# Local Law Filing

(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 ascribed as local law number 2 of 2026 of the ~~(County)(City)(Town)~~ (Village) of Lowville was duly passed by the Village Board on May 20 2026 in accordance with the applicable provisions of 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, ascribed as local law number \_\_\_\_\_ 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 \_\_\_\_\_ (Elective Chief Executive Officer\*) on \_\_\_\_\_ 20\_\_\_\_ in accordance with the applicable provisions of law.

## 3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number \_\_\_\_\_ 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 \_\_\_\_\_ (Elective Chief Executive Officer\*) on \_\_\_\_\_ 20\_\_\_\_. Such local law 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, ascribed as local law number \_\_\_\_\_ 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 \_\_\_\_\_ (Elective Chief Executive Officer\*) on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_ in accordance with the applicable provisions of law.

\* 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 the 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.

# Local Law Filing

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

I hereby certify that the local law annexed hereto, ascribed as local law number \_\_\_\_\_ of 20 \_\_\_\_ of the City of \_\_\_\_\_ having 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.

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

I hereby certify that the local law annexed thereto, ascribed as local law number \_\_\_\_\_ 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 the paragraph \_\_\_\_\_<sup>1</sup> above.

(Seal)

Wendy Snowden  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

6-2-26  
(Date)

# Zoning Law of the Village of Lowville

## Table of Contents

Chapter 201. Zoning.....	4
Article I. Introduction.....	4
§ 201-110. Enacting clause.....	4
§ 201-120. Title.....	4
§ 201-130. Purpose.....	4
§ 201-140. Applicability.....	5
§ 201-150. Prior existing zoning law.....	5
Article II. Definitions.....	5
§ 201-210. General word usage.....	5
§ 201-220. Interpretations.....	5
§ 201-230. Specific definitions.....	5
Article III. Establishment of Zones.....	19
§ 201-310. Types and purposes of zones.....	19
§ 201-320. Zoning Map.....	20
§ 201-330. Interpretation of zone boundaries.....	20
§ 201-340. Divided lots.....	20
§ 201-350. Metes-and-bounds descriptions.....	20
Article IV. Zoning District Regulations.....	20
§ 201-410. General.....	20
§ 201-420. Schedule A: Permitted Uses.....	20
§ 201-430. Schedule B: Dimensional Requirements.....	21
§ 201-440. Schedule C: Multiple-family dwelling lot sizes.....	21
Article V. General Regulations.....	21
§ 201-505. Uses not permitted.....	21
§ 201-510. Yards on corner lots.....	21
§ 201-515. Dump/Landfill.....	21
§ 201-520. Manufactured home locations.....	21
§ 201-525. Manufactured home standards.....	22
§ 201-530. Manufactured Home Parks.....	22
§ 201-535. Accessory dwelling unit (ADU).....	23
§ 201-540. Accessory uses and structures.....	25
§ 201-541. Short-Term Rentals (STRs).....	25
§ 201-545. Home-Based Businesses.....	30
§ 201-550. Drive Thru Uses.....	31
§ 201-555. Mobility Access Ramps.....	31

§ 201-560. Dwelling units in VC Zones..... 31

§ 201-565. Repair garages. .... 31

§ 201-570. Retail gasoline outlets/Convenience Stores. .... 32

§ 201-575. Essential facilities. .... 32

§ 201-580. Line of sight for traffic safety..... 32

§ 201-585. Fences and hedges..... 33

§ 201-590. Adult entertainment uses..... 33

§ 201-596. Smoke shops and tobacco stores..... 34

§ 201-597. Recreational vehicles and campers..... 34

§ 201-598 Telecommunication Towers ..... 36

Article VI. Renewable Energy Systems ..... 40

§ 201-600. Legislative Intent..... 41

§ 201-605. Small solar energy systems..... 41

§ 201-610. Principal solar energy systems..... 42

§ 201-615. Geothermal Energy Systems ..... 44

§ 201-620. Renewable Energy Uses Prohibited in the Village..... 44

§ 201-630. Wind Generating Energy Facilities ..... 45

§ 201-640. Cryptocurrency Mining Facilities ..... 45

§ 201-650. Data Processing Centers ..... 45

§ 201-660. Other High-Impact Technology Uses ..... 46

§ 201-670. Substantial Equivalency ..... 46

Article VII. Signs ..... 46

§ 201-705. Intent and purpose..... 46

§ 201-710. Existing signs..... 46

§ 201-715. Design, construction, and location of signs..... 46

§ 201-720. Prohibited signs..... 47

§ 201-725. Temporary signs..... 48

§ 201-730. Permanent signs (permit not required)..... 49

§ 201-735. Permanent signs (permit required)..... 50

Article VIII. Parking and Loading ..... 51

§ 201-810. General parking and loading requirement..... 51

§ 201-820. Nonconforming parking and loading situations..... 51

§ 201-830. Specific parking requirements..... 51

§ 201-840. Parking area requirements..... 52

§ 201-850. Off-street loading facilities..... 53

Article IX. Site Plan Reviews..... 53

§ 201-905. Authority..... 53

§ 201-910. Applicability..... 53

§ 201-915. Application..... 53

§ 201-920. Waiver of submission requirements.....	55
§ 201-925. Environmental impact review.....	55
§ 201-930. Review.....	55
§ 201-935. General review criteria.....	55
§ 201-940. Area variance.....	56
§ 201-945. Public hearing.....	56
§ 201-950. Referral to County Planning Board.....	56
§ 201-955. Waiver of public hearing.....	56
§ 201-960. Final action.....	56
§ 201-965. Report to County Planning Board.....	57
Article X. Site Review Standards.....	57
§ 201-1010. Site Plan Review Standards.....	57
§ 201-1020. Access.....	57
§ 201-1030. Lighting.....	58
§ 201-1040. Screening of storage and collection areas.....	58
§ 201-1050. Continuation of streetscape.....	58
§ 201-1060. Buffer area requirements.....	58
§ 201-1070. General landscaping and screening requirements.....	59
§ 201-1080. Stormwater Prevention.....	59
Article XI. Special Use Permits.....	60
§ 201-1110. Authority.....	60
§ 201-1120. Applicability.....	60
§ 201-1130. Application and review procedure.....	60
§ 201-1140. Review Criteria.....	60
Article XII. Nonconformities.....	60
§ 201-1210. Intent.....	60
§ 201-1220. Nonconforming lots.....	61
§ 201-1230. Nonconforming structures.....	61
§ 201-1240. Nonconforming uses of land or structures.....	61
§ 201-1250. Nonconforming structures damaged or destroyed.....	61
§ 201-1260. Nonconforming manufactured homes.....	61
§ 201-1270. Nonconforming Short-Term Rentals.....	62
Article XIII. Administration and Enforcement.....	62
§ 201-1305. Zoning permits required.....	62
§ 201-1310. Zoning permit exceptions.....	62
§ 201-1315. Temporary zoning permits.....	63
§ 201-1320. Application procedure for zoning permits.....	63
§ 201-1325. Permit fees.....	64
§ 201-1330. Certificate of compliance.....	64

§ 201-1335. Temporary certificate of compliance..... 64  
§ 201-1340. Unapproved lots..... 64  
§ 201-1345. Zoning Officer..... 65  
§ 201-1350. Zoning Board of Appeals..... 65  
§ 201-1355. Planning Board..... 65  
§ 201-1360. Filing of records..... 66  
§ 201-1365. Violations and penalties..... 66  
Article XIV. Miscellaneous Provisions..... 66  
§ 201-1410. Amendments..... 66  
§ 201-1420. Interpretation..... 67  
§ 201-1430. Separability..... 67  
§ 201-1440. When effective..... 67  
Schedule A..... 1  
201 Attachment 2..... 3  
201 Attachment 3..... 4

## **Chapter 201. Zoning**

### **Article I. Introduction**

#### **§ 201-110. Enacting clause.**

Pursuant to the authority conferred by Article 7 of the Village Law and Articles 2 and 3 of the Municipal Home Rule Law of the State of New York, the Village Board of the Village of Lowville hereby adopts and enacts the following chapter.

#### **§ 201-120. Title.**

This chapter shall be known as the "Zoning Law of the Village of Lowville."

#### **§ 201-130. Purpose.**

- A. The purposes of this zoning chapter are to provide for orderly growth in accordance with a comprehensive plan; to lessen congestion in the streets; to secure safety from fire, flood and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and to promote the health, safety and general welfare of the public.
- B. This chapter has been made with reasonable consideration, among other things, as to the character of each zone and its peculiar suitability for particular uses, and with a view to conserving the value of building and encouraging the most appropriate use of land.

## **§ 201-140. Applicability.**

This chapter, and any amendment thereto, shall apply on its effective date to all uses which have not been substantially commenced, and structures which have not been substantially constructed, regardless of the status of permits or certificates of occupancy issued pursuant to the New York State Uniform Fire Prevention and Building Code.

## **§ 201-150. Prior existing zoning law.**

This chapter shall replace and supersede the prior existing Zoning Law of the Village of Lowville when adopted under law.

# **Article II. Definitions**

## **§ 201-210. General word usage.**

Except where specifically defined herein, all words used in this chapter shall carry their customary meanings. Words in the present tense include the future, words in the singular include the plural and the plural the singular, and the word "shall" is intended to be mandatory.

## **§ 201-220. Interpretations.**

Any question as to the precise meaning of any word used in this chapter may be appealed to the Zoning Board of Appeals and clarified under their powers of interpretation.

## **§ 201-230. Specific definitions.**

Specifically defined words are as follows:

### **ACCESS DRIVEWAY**

A private road or path that provides vehicular access from a public road or street to a specific property, building, or parking area.

### **ACCESSORY DWELLING UNIT**

A subsequent dwelling unit located on the same lot as a principal one-family dwelling, located within a principal structure or accessory structure, which is subordinate to the principal dwelling in terms of size, location, and appearance. Such a dwelling is an accessory use to the principal dwelling. It shall be independently habitable self-contained living quarters for one family living with shelter, heating, cooking and bathing facilities.

### **ACCESSORY STRUCTURE**

A structure incidental and subordinate to the principal structure and located on the same lot with such principal structure, including private garages. Where an accessory structure is attached to the principal structure in a substantial manner, as by a wall or roof, such accessory structure shall be considered part of the main structure.

### **ACCESSORY USE**

A use customarily incidental and subordinate to a principal use and located on the same lot.

### **ADAPTIVE REUSE**

The rehabilitation and conversion of an existing building—either wholly or partially—for a new or different use while retaining its structural systems and historic features. Adaptive reuse may include multiple concurrent uses within the same building envelope (e.g., retail sales and community assembly functions).

**ADULT ENTERTAINMENT USE**

Any business or activity conducted for gain, either as a principal or accessory use, which devotes or intends to devote more than 25 square feet of net floor area or more than 10% of its total net floor area, whichever is less, or more than 10% of the volume of its stock, to display, exhibit or disseminate material distinguished or characterized by emphasis on the display or depiction of sexual activity or specified anatomical areas, regardless of whether by live entertainment, motion picture, videocassette, photograph, cartoon or other means, in a manner unsuitable for viewing by children (under 18 years of age) or otherwise prohibited by the statutes of New York State.

**AGRICULTURAL USE**

Shall be land used primarily for agricultural purposes in a commercial manner. "Agricultural use," therefore, is a principal use and must be on land consisting of at least two acres, and is used for raising livestock, agricultural products, including farm structure and storage of agricultural equipment; riding and boarding stables; and as an accessory use sale of agricultural or forest products raised on the property. This definition is not intended to cover accessory agricultural uses by homeowners who wish to have gardens or raise other agricultural products for personal use. [Amended 6-17-2015 by L.L. No. 7-2015]

**APARTMENT BUILDING**

A structure containing one or more dwelling units that is not owner-occupied. It is presumed that occupants pay rent in exchange for occupancy, in most cases.

**APARTMENT COMPLEX**

Two or more multifamily dwellings on a single lot.

**BED-AND-BREAKFAST INN**

A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.

**BATTERY ENERGY STORAGE SYSTEM (BESS)**

A facility that uses electrochemical batteries and related equipment to store electricity for later use, including charging from or discharging to the electric grid or on-site loads.

**BLAST FURNACE**

Also known as a smelting furnace, which is a tall, vertical structure lined with refractory materials to withstand the high temperatures. The design must allow for efficient material flow and gas exchange.

**BOARDING HOUSE**

A building other than a hotel or motel containing a shared kitchen and/or dining room in which at least three but not more than six sleeping rooms are offered for rent, with or without meals.

**BREW PUB**

An eating and drinking establishment where certain beverages are prepared on the premises for on-site consumption. The brewing and retail sale of such beverages is accessory to the eating and drinking establishment.

[Added 2-17-2021 by L.L. No. 1-2021]

**BUILDING**

A structure having a roof supported by columns or walls and intended for the shelter or enclosure of

persons, animals or property.

**BUILDING FRONT**

The wall of a building that faces the street that is included in the property address.

**BUILDING HEIGHT**

The vertical distance of a building measured from the average elevation of the finished grade at the front of the building to a) the highest point of the roof for flat and mansard roofs, or b) the top of the ridgeline for other types of roofs.

**BULK STORAGE, EXPLOSIVES**

The containment of large quantities of explosive materials on an individual property or in a dedicated facility on a tract of land.

**CAR WASH**

A building or premises or portions thereof used for the cleaning, washing, polishing, or waxing of motor vehicles.

**CEMETERY**

Property used for the interment of the dead.

**CERTIFICATE OF COMPLIANCE**

A certification by the Zoning Officer that a lot, structure, or use of land has been developed in conformity with an approved zoning permit and/or complies with the provisions of this chapter and may be occupied and used for the purposes specified in such zoning permit and/or certificate of compliance.

**CLUB**

A building or use catering exclusively to club members and their guests for recreational purposes, not operated primarily for profit, including YMCA, YWCA, YMHA, fraternity, sorority, lodge, religious and similar clubs which may have dormitory accommodations.

**COMMERCIAL FACILITY**

A facility where retail sales and service are conducted, including sales and service for new and used automobiles, trucks, manufactured homes, boats, recreational vehicles, farm implements, tree nurseries and other large items stored outdoors for retail sales; business or institutions providing overnight accommodations; institutional residences or care or confinement facilities; and storage and parking facilities. This definition shall not include "group dwellings."

**COMMUNITY CENTER**

A building used for recreational, social, educational and cultural activities, owned and operated by a public or nonprofit group or agency.

**COMMUNITY EVENTS**

Any planned gathering on public areas consisting of 50 or more people, or any-sized event which blocks or reserves access to public areas or a right-of-way. Examples include but are not limited to preplanned marches; demonstrations; parades; and weddings.

[Added 6-19-2019 by L.L. No. 4-2019]

**COMPRESSED AIR ENERGY STORAGE SYSTEM (CAESS):**

A facility that uses electricity to compress and store air in a contained space for later release and expansion through a turbine or similar equipment to generate electricity. A CAES system includes compressors, storage vessels or caverns, turbines, control systems, and associated safety and monitoring equipment.

**CONTRACTORS YARD**

Any location used, or intended to be used, for the open storage of building materials and the equipment customarily used in the building contracting business.

**CONVENIENCE STORE**

A retail establishment primarily engaged in the sale of food products, beverages, household items, and other small consumer goods intended for quick purchase, with a gross floor area of less than 5,000 square feet. A convenience store may include incidental accessory uses such as automated teller machines or limited prepared foods, but does not include fuel sales unless separately classified as a Retail Gasoline Outlet.

**COVERAGE, LOT**

See "lot coverage."

**CURING PLANT**

A facility that utilizes preservatives such as salt or chemicals to prevent the decomposition or spoilage of raw animal hides or pelts, to be further processed into leather products and/or other uses.

**DAY-CARE, CHILD**

A use defined as "child day-care" in Section 390 of Social Services Law.

**DPW**

Shall be understood to mean the Department of Public Works.

**DRIVE-THRU USE**

A use that provides physical facilities that allow the service of customers while remaining in their motor vehicle.

**DRIVEWAY**

The established or traveled way leading to a particular lot from the margin of a public street or private road.

**DUMP**

A land site used primarily for the disposal by dumping, burial, burning, or other means and for whatever purposes, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, and other waste, scrap, or discarded material of any kind that is not approved by the village for such purpose.

**DWELLING**

A building or part thereof used as living quarters, and not including a motel, hotel, boarding house, bed and breakfast, recreational camping vehicle or similar structure.

**DWELLING, GROUP**

A dwelling intended to house a group of individuals not related by blood, marriage, adoption or guardianship living together as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

**DWELLING, ONE-FAMILY**

A dwelling, other than a manufactured home, containing no more than one dwelling unit. This definition includes modular homes.

**DWELLING, MULTIPLE-FAMILY**

A dwelling, other than a manufactured home, containing three or more dwelling units.

**DWELLING, TWO-FAMILY**

A dwelling, other than a manufactured home, containing no more than two dwelling units. This definition includes modular homes.

**DWELLING UNIT**

A building or part thereof used as self-contained living quarters for one family living independently with cooking and bathing facilities.

**ELECTRONIC MESSAGE BOARD**

An electronic sign with scrolling text and or images complying with Federal Highway Administration (FHWA) standards for brightness and change of content speed.

**ESSENTIAL FACILITIES**

The operation or maintenance by municipal agencies or public or private utilities of telephone dial equipment centers; electrical or gas substations; water treatment, storage and transmission facilities; pumping stations; telecommunication towers and similar facilities; but not including power generation facilities.

**EXTREME WEATHER**

Unusual, severe, or unseasonal weather including but not limited to wind, heavy snow, rain ect that can be devastating to communities, structures, and or land alike.

**FAMILY**

One or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit, provided that unless all members are related by blood, marriage or adoption, no such single housekeeping unit shall contain more than five members.

**FLOOR AREA**

Floor area is calculated by summing the square footage (or square meters) of each floor, measured from the exterior walls.

**FREESTANDING SIGNS**

Signs that are secured in the ground and which are not attached to, supported by, or erected on a building or other structure having a principal function other than the support of such signs.

**FUNERAL HOME**

A building used for the preparation of the deceased for burial or cremation, the display of the deceased and ceremonies connected therewith before burial or cremation.

**GARAGE, REPAIR**

A building designed and used for the storage, care, repair, or refinishing of motorized vehicles including both minor and major mechanical overhauling, paint, and body work.

**GARAGE, VEHICLE STORAGE**

A building primarily used for the storage of functioning automotive vehicles operated as a business enterprise with a service charge or fee being paid to the owner or operator for the parking of privately owned vehicles.

**GASOLINE OUTLET, RETAIL**

See "retail gasoline outlet."

**GEOHERMAL ENERGY EQUIPMENT**

Any device, supply lines, return lines, control valves, wiring, meters, switches, modules, inverters, or other equipment associated with the installation or function of a geothermal energy system.

**GEOHERMAL ENERGY SYSTEM**

An energy system that uses heat or power from underground for heating, cooling, or generating other

types of energy.

**GEOHERMAL ENERGY SYSTEM, CLOSED- LOOP**

A geothermal system that circulates a heat transfer fluid through a sealed underground or underwater piping loop, transferring heat to or from the ground without direct contact with soil or groundwater.

**GEOHERMAL ENERGY SYSTEM, OPEN- LOOP**

A geothermal system that withdraws groundwater from a well or surface source, uses it for heat exchange, and then discharges it back into the ground or a surface water body.

**GREEN INFRASTRUCTURE**

An approach to water management that protects, restores, or mimics the natural water cycle.

**HAZARDOUS WASTE**

Any waste that can be harmful to the environment or human health. Such wastes can be solid, liquid or contained gas.

**HEDGE**

A hedge or hedgerow is a line of closely spaced (3 feet or closer) shrubs, bushes, and occasionally select tree varieties, planted and trained to form a barrier or to mark the boundary of an area, such as between neighboring properties.

**HEIGHT, BUILDING**

See "building height."

**HIDE TANNING PLANT**

A facility where animal hides are processed and converted into leather through a chemical and/or natural tanning process which includes, but is not limited to; soaking, liming, fleshing, tanning, and finishing for purposes such as, but not limited to, clothing, accessories, upholstery, and other uses.

**HOME-BASED BUSINESS**

An occupation, profession, business activity, or use that is clearly a customary, incidental, and secondary use of an owner-occupied dwelling, and which does not alter the exterior of the property or affect the residential character of the neighborhood.

**HOSPITAL**

A building or structure for the diagnosis and treatment of human ailments (including obstetric and psychiatric care) and the furnishing of medical and surgical care on an overnight basis.

**HOTEL**

A building containing primary sleeping units with internal access only, for the purpose of furnishing lodging, with or without meals, for transient occupancy; and with management maintaining a register, and providing daily housekeeping and other incidental services, including desk, telephone, or bellboy services.

**IMPERVIOUS SURFACE**

A hard surface that prevents water from soaking into the ground or significantly reduces the amount of water that can soak in.

**INDUSTRIAL USE**

Those fields of economic activity including manufacturing; construction; transportation; communication; electric, gas and sanitary services; other than those uses otherwise defined in this chapter; and excluding those uses prohibited by this chapter.

**JUNKYARD**

Land or buildings used for collecting, storage or sale of wastepaper, rags, scrap metal or discarded material; or for the collecting, wrecking, dismantling, storage, salvaging and sale of machinery parts

or the presence of junk vehicles further defined as any motor vehicle, whether automobile, bus, trailer, truck, tractor-trailer, motor home, motorcycle, bicycle, mini-bicycle, snowmobile or any other device originally intended for travel on a public highway that meets any of the following: is unlicensed, abandoned, wrecked, stored, discarded, partly dismantled and not in condition to be used upon a public highway.

[Amended 6-17-2020 by LL. No. 4-2020]

**LANDFILL**

An outdoor site used for the disposal of waste.

**LAND CONTOUR WORK**

Clearing, grubbing, grading, or excavating vacant lots and other land areas. This should not include minor work that does not change surface drainage patterns.

**LAND DISTURBANCE**

The stripping of vegetation and/or top soil, or surface grading which changes the existing natural slope by 5% or more, excavation, filling, mining, and/or any other activity causing the addition- of, and/or displacement of soils by mechanical means. Typical grading for foundation of construction projects and driveway work excluded if the 5% grade change is not proposed.

**LANDSCAPING BUSINESS**

A business that specializes in the expansion or maintenance of natural and decorative features to include but not limited to lawns, trees, plants, natural materials such as rock, wood chips, and decorative features such as sculptures, patterned walks, fountains, and pools.

**LIGHT INDUSTRIAL USE**

A use involving the assembly, manufacturing and/or processing of a product, but not producing noisy or otherwise objectionable disturbances such as vibration, dust, odors, or heavy truck traffic, and not involving the use of heavy machinery.

**LITTER**

Waste products that have not been discarded properly. Litter endangers our environment, our wildlife, and our economy. It pollutes our neighborhoods, decreases property values, and destroys our Village's natural beauty.

**LOT**

Land occupied or to be occupied by a principal use or structure and accessory uses or structures, together with such open spaces as are required, having not less than the minimum area, width and depth required for a lot in the zone in which such land is situated, and having frontage on a street, or other means of access.

**LOT AREA**

The total area within the property lines of a lot excluding any part lying within the boundaries of an existing or proposed public street.

**LOT COVERAGE**

That the percentage of the lot area covered by the building area, including all principal and accessory structures, decks, porches, and carports which are open at the sides, but excluding parking lots and access driveways and roadways.

[Amended 7-20-2022 by L.L. No. 5-2022]

**LOT DEPTH**

The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line, or to the most distant point on any other lot line where there is no rear lot line.

**LOT FRONTAGE**

The distance measured across the width of the lot at the street line. This can also be referred to as street frontage or road frontage.

**LOT LINE**

A property line that defines the boundaries of a lot.

**MACHINERY WRECKING YARDS**

A piece of land or structure where machinery or non-functioning vehicles such as, but not limited to, motor vehicles, construction vehicles, agricultural machines, and industrial equipment are dismantled and/or salvaged for the purpose of recycling or selling of components.

**MANUFACTURED HOME**

A structure (formerly defined as a mobile home), transportable in one or more sections, which is at least eight feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation when connected to the required utilities. A manufactured home shall be construed to remain a manufactured home, subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. This definition shall not be construed to include factory manufactured homes known as "modular homes" bearing an insignia issued by the State Fire Prevention and Building Code Council as required in 9 NYCRR 1212.

**MANUFACTURED HOME PARK**

Land on which two or more manufactured homes are placed for living purposes.

**MIXED-USE DEVELOPMENT**

A lot or structure with a variety of complementary and integrated uses such as, but not limited to, residential, office, light industrial, retail sales and service, general, restaurant/bar/hotel/motel, antique shop, and artisan shop.

[Added 2-17-2021 by L.L. No. 1-2021]

**MODULAR HOME**

A factory manufactured home bearing an insignia issued by the State Fire Prevention and Building Code Council as required in 9 NYCRR 1212.

**MOBILITY ACCESS RAMP**

An elevated plane that is built in addition to or separate from stairs, constructed for the accessibility of entrances and/or exits.

**MOTEL**

A building or group of buildings, whether detached or in connected units, used as individual sleeping units with exterior access only designed primarily for travelers and providing for accessory off- street parking facilities.

**NONCONFORMITY**

A lot, structure, or use of land which lawfully existed prior to the enactment of this chapter, or conformed to the regulations of the zone in which it was located prior to the amendment of this chapter, which does not conform to the regulations of the zone in which it is located following the enactment or amendment of this chapter.

**NONRESIDENTIAL USE**

Any use not considered under the definition of 'Residential Use'. Short Term Rental(s) and multiple-family dwellings and similar would be considered nonresidential use and would need to follow nonresidential use standards.

**OFFICE, BUSINESS**

A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment. Business offices are generally not open to the general public.

**OPEN SPACE**

Land that is mostly undeveloped and set aside for agricultural or recreational purposes. This land may be owned by public or private entities and can have restricted or unrestricted access.

**PARK**

A public area of land for recreational uses and includes all landscaping facilities and apparatus, athletic fields, utilities, buildings and other structures that are consistent with the general purposes of public entertainment and/or leisure.

**PARKING LOT**

A tract of land used for the temporary parking of motor vehicles when such use is not accessory to any other use.

**PERMANENT SIGNS**

Signs designed and intended to be displayed permanently.

**PERMIT RENEWAL DATE (STR)**

The date on which a short-term rental's registration, issued by Lewis County or its designated authority, is scheduled to expire and must be renewed to maintain lawful operation.

**PERMIT, SPECIAL**

See "special permit."

**PERMIT, ZONING**

See "zoning permit."

**PERSONAL MESSAGE SIGNS**

Signs that display personal, noncommercial content.

**PERVIOUS SURFACE**

Surfaces that allow water to seep through and into the ground, instead of running off. They are also known as porous surfaces.

**PLACES OF PUBLIC ASSEMBLY**

Any building or space designed for the gathering of people for civic, social, religious, recreational, or educational purposes, encompassing venues like theaters, auditoriums, churches, and restaurants, among others.

**PLANNING BOARD**

A board appointed by the Village Board pursuant to § 7-718 of the Village Law to implement this chapter.

**PRINCIPAL SOLAR ENERGY SYSTEM**

A solar energy system consisting of one or more freestanding ground- or roof-mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators and heat exchangers, substations, electrical infrastructure, transmission lines and other related structures and facilities which has a rated capacity of more than 25 kilowatts for electricity or rated storage volume of more than 240 gallons or has a collector area of more than 1,000 square feet for thermal. It is noted that any system with a nameplate generating capacity of 25 megawatts or more is subject to the requirements, terms, and conditions of Section 94 c of the Accelerated Renewable Energy Growth and Community Benefit Act.

**PRINCIPAL STRUCTURE**

A structure through which the principal use of the lot on which it is located is conducted.

**PRINCIPAL USE**

The primary or predominant use of any lot.

**PROPERTY, PRIVATE**

Land and buildings owned by individuals or private entities, as opposed to public property owned by the government, and is subject to regulations that balance individual property rights with the broader public interest.

**PROPERTY, PUBLIC**

Land and structures owned and controlled by a government entity (federal, state, or local) for the benefit of the general public, such as parks, streets, schools, and libraries.

**PUBLIC AREA**

A tract of land that is owned, controlled or primarily utilized by a municipality or similar entity for the primary purpose of resident/ tourist utilization alike.

**RECREATION, INDOOR**

A place designed and equipped for the conduct of sports and leisure-time activities where all activities are conducted within buildings.

**RECREATION, OUTDOOR**

Public areas for recreational activities to include but not be limited to: hiking, jogging, cycling, boating/kayaking, horseback riding, fishing, etc., where some or all activities are conducted outside of buildings.

**RELIGIOUS INSTITUTION**

A church, synagogue, or other place of religious worship, as well as a monastery or other place of religious retreat, which is tax-exempt and incorporated.

**RENDERING PLANTS**

Facilities where animal by-products, such as fat, bones, and offal, are processed and converted into other materials such as, but not limited to, animal feed, biofuels, and other products through the process of grinding, cooking, and separating.

**RENEWABLE ENERGY SYSTEMS**

Any equipment or assembly of equipment that generates, converts, stores, or distributes electricity or thermal energy derived from renewable resources. This includes, but is not limited to, systems using solar, wind, biomass, hydropower, battery energy storage, microgrids, or other evolving technologies-even if marketed under alternative names.

**RESIDENTIAL USE**

Primary use is associated with living or habituating in a location, however, limited to one family dwellings (with or without accessory dwelling units on the lot) and two-family dwellings. Excludes transient or commercial lodging arrangements, such as short-term rentals (STRs), vacation rentals, or any use intended primarily for capital gain.

**RESIDENTIAL PROPERTY**

Any lot that has a dwelling unit (s) situated, no matter whether it is the primary or subsequent use of the parcel, may also be referred to as a residential lot.

**RESTAURANT/BAR**

An establishment where food and/or alcoholic beverages are prepared, served and consumed.

**RESTAURANT/NO ALCOHOL**

An establishment where food and nonalcoholic beverages are prepared, served and consumed.

**RETAIL GASOLINE OUTLET**

An establishment engaged in the retail sale of motor vehicle fuels to the public. A retail gasoline outlet may include accessory sales of food products, beverages, household items, or other

convenience goods, and may also include limited automotive products or services that are customarily incidental to fuel sales. Any larger retail component or standalone retail use shall be classified separately under the applicable retail use category.

**RETAIL SALES AND SERVICE, GENERAL**

A commercial facility engaged in the indoor or outdoor selling of goods or merchandise to the general public for personal or household consumption; or providing indoor or outdoor retail services or entertainment to the general public including, but not limited to finance, real estate and insurance, personal services, amusement and recreational services, healthcare and medical offices, educational and social services; and not including "retail sales and service, large product."

**RETAIL SALES AND SERVICE, LARGE-PRODUCT**

A commercial facility including sales, rental, lease and service or repair for new and used automobiles, trucks, manufactured homes, boats, recreational vehicles, farm implements, tree nurseries and garden shops and other large items stored outdoors.

**ROAD, PRIVATE**

A road that has not been legally or formally accepted by the municipality or other governmental entity, that provides access to one or more lots.

**ROAD, PUBLIC**

A road that is open to the public and is maintained by a public authority.

**ROADSIDE STAND**

A stall or booth of a temporary nature for the sale of farm or garden products grown on the premises. Roadside stands are portable, not fixed to the ground, and not entered by customers.

**ROOFTOP SIGNS**

Any sign erected, mounted or placed on the roof of a building, or mounted or placed on any face of a building in a manner such that any portion of the sign extends vertically above the building eaves. [Added 6-19-2019 by L.L. No. 4-2019]

**SANITARY LANDFILL**

A site for solid waste disposal operated by the municipality.

**SCHOOL**

Any school licensed by the state and which meets the state requirements for elementary or secondary education.

**SHORT-TERM RENTAL (STR)**

The use of a lot for the rental or lease of any, or part of any, residential use dwelling unit, for a period less than thirty (30) days. No rental or lease shall exceed thirty (30) days in duration. The STR may occur within an entire dwelling, in rooms within a dwelling, or in a separate attached or detached dwelling unit or units on the parcel. Motels, hotels, and bed & breakfast inns, as defined in this chapter, are excluded from this definition. Examples of STRs include but are not limited to, vacation rentals, Airbnb rentals, and VRBO rentals.

**SIGN**

Any device, structure, building or part thereof, for visual communication used for the purpose of bringing the subject thereof to the attention of the public.

**SIGN, AWNING**

Any sign that is painted, engraved, or attached to an awning. An awning is supported from a wall of a building and projects beyond the building wall, and is generally designed and constructed to provide protection against weather.

**SIGN, CANOPY**

A sign that is erected on a separate, freestanding, roof-like covering.

**SIGN, FREESTANDING**

Any non-movable sign not affixed to a building.

**SIGN, OFF-PREMISES ADVERTISING**

Any sign, pictorial or otherwise, that directs attention to a business, commodity, attraction, profession, service, or entertainment conducted, sold, or manufactured, existing or provided at a location other than on the premises where the sign is located or to which it is affixed.

**SIGN, ON-PREMISES BUSINESS**

A sign which directs attention to a business, industry, profession, service, commodity, or entertainment sold or offered upon the same lot on which it is displayed, including real estate signs.

**SIGN, PROJECTING**

Any sign that is erected on a building wall or structure and extends beyond the wall of the building more than twelve (12) inches.

**SIGN, TEMPORARY**

A sign designed and intended to be displayed for a short period of time.

**SIGN, WALL**

A sign attached to the exterior wall of a building or structure which does not extend from the building wall more than twelve (12) inches.

**SILO**

An accessory structure used for either agricultural or manufacturing storage.

[Added 7-20-2022 by LL. No. 5-2022]

**SITE PLAN REVIEW**

A process for the Planning Board review of site characteristics of a use prior to the Zoning Officer issuing a zoning permit.

**SLAUGHTERHOUSE**

A building or part thereof or premises used or kept for the purpose of killing, dressing or packing any cattle, sheep, hogs, or other livestock animals, or the meat thereof, intended for human consumption.

**SMALL ENGINE REPAIR**

The repair of small combustible or electric engines such as, but not limited to chainsaws, snowblowers, lawnmowers, and leaf blowers. Small engine repairs do not include repairs on combustible or electric engines such as, but not limited to automobiles, motorcycles, and aquatic vehicles (motorized fishing, speed, pontoon boats, etc.).

**SMALL SOLAR ENERGY SYSTEM**

A solar collection system consisting of one or more roof- and/or ground-mounted related equipment, which has a rated capacity of less than or equal to 25 kilowatts (for electricity) or rated storage volume of the system of less than or equal to 240 gallons or that has a collector area of less than or equal to 1,000 square feet (for thermal) and is intended to primarily reduce on site consumption of utility power. A system is considered a small solar energy system only if it supplies electrical or thermal energy solely for on-site use, except when a property upon which the facility is installed also receives electrical power supplied by a utility company and in such case excess electrical power may be used by the utility company.

**SMELTER**

A facility where metal is extracted from ore by heating and melting, separating the metal from impurities.

**SMOKE SHOP AND/OR TOBACCO STORE**

Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store" and shall not be subject to the restrictions in this chapter.

[Added 9-15-2021 by LL. No. 6-2021]

**SOLAR ENERGY SYSTEM**

A solar photovoltaic cell, panel, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for collection, inversion, storage and distribution of solar energy for electricity generation or transfer of stored heat.

**SPECIAL USE PERMIT**

A permit for a use which must be approved by the Planning Board, granting permission to the Zoning Officer to issue a zoning permit.

**STORY**

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including those basements used for the principal use.

**STREET/ROAD**

A public way for vehicular traffic which affords the principal means of access to abutting properties.

**STREET LINE**

A right-of-way line dividing a lot, plot, or parcel from a street.

**STRUCTURE**

Anything constructed or erected, the use of which requires location on the ground, or attachment to something located on the ground, except a wall or fence on a farm.

**STRUCTURE, ACCESSORY**

See "accessory structure."

**STRUCTURE, PRINCIPAL**

See "principal structure."

**TELECOMMUNICATION TOWER**

A structure on which transmitting and/or receiving antenna(e) are located. This definition includes all ancillary structures that assist in the proper functioning of the telecommunication tower- quite simply the entire telecommunication facility. Telecommunication towers may also be referred to as 'towers' within this law and the associated schedules.

**TOBACCO**

Any preparation of the nicotine-rich leaves of the tobacco plant, which are cured by a process of drying and fermentation for use in smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body.

[Added 9-15-2021 by L.L. No. 6-2021]

**TOBACCO PARAPHERNALIA**

Any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco products, or other controlled substances. Items or devices

classified as tobacco paraphernalia include but are not limited to the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of "tobacco paraphernalia."

[Added 9-15-2021 by L.L. No. 6-2021]

**TOBACCO PRODUCT**

Any product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant or otherwise derived, which is intended to enable human consumption of the tobacco or nicotine in the product, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. For the purposes of this chapter, the term "tobacco product" excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.

[Added 9-15-2021 by L.L. No. 6-2021]

**TRAILER, VEHICULAR**

A vehicle which is customarily towed by a motor vehicle and is used for carrying or storing goods, equipment, machinery or boats, or is used as an office.

**TRUCK TERMINAL**

A building or area in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semitrailers, including tractor and/or trailer units and other trucks, are parked or stored.

**USE**

The purpose or activity for which land or structures are designed, arranged, or intended, or for which land or structures are occupied or maintained.

**USE, ACCESSORY**

See "accessory use."

**USE, AGRICULTURAL**

See "agricultural use."

**USE, PRINCIPAL**

See "principal use."

**VARIANCE**

Any departure from the strict letter of this chapter granted by the Zoning Board of Appeals as it applies to a particular piece of property.

**VEHICULAR TRAILER**

See "trailer, vehicular."

**WAREHOUSING**

Terminal facilities for handling freight with or without maintenance facilities, and buildings used primarily for the storage of goods and materials.

**WHOLESALE TRADE**

Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

**YARD**

An open space located on the same lot with a structure, unoccupied and unobstructed from the ground up, except for accessory structures, or such projections as are expressly permitted in this chapter. The minimum depth or width of a yard shall consist of the horizontal distance between the lot line and the nearest point of the foundation wall of the main structure.

**YARD, FRONT**

The space within and extending the full width of the lot from the street line to that part of the structure which is nearest to such street line. If a lot adjoins two or more streets, the yard that faces the street used in the property address shall be considered the front yard.

**YARD, REAR**

The space within and extending the full width of the lot from the rear lot line to that part of the structure which is nearest to such rear lot line.

**YARD, SIDE**

The space within and extending the full distance from the front yard to the rear yard and from the side lot line to that part of the structure which is nearest to such side lot line.

**ZONING BOARD OF APPEALS**

A board appointed by the Village Board pursuant to § 7-712 of the Village Law to hear and decide appeals of this chapter.

**ZONING PERMIT**

A permit issued by the Zoning Officer certifying that all plans for the use and development of land comply with the regulations of this chapter and granting permission to commence development activities in conformity with the conditions of the approved permit.

**ZONING OFFICER**

Any person appointed by the Village Board to enforce the provisions of this chapter.

## **Article III. Establishment of Zones**

### **§ 201-310. Types and purposes of zones.**

The Village of Lowville is hereby divided into the following zones:

**Park/Open Space (P):** To provide for parks, cemeteries, and open spaces.

**Residential (R):** To provide for a variety of residential developments in the Village.

**Neighborhood Commercial 1 (NC-1):** To provide a pedestrian-oriented, mixed-use (residential and small-scale commercial) transition area between the Village center and surrounding residential areas. [Amended 7-20-2022 by L.L. No. 5-2022]

**Neighborhood Commercial 2 (NC-2):** To provide a pedestrian-oriented, mixed-use (residential, small-scale commercial, warehousing, and light industrial uses) transition between Industrial Zones, Neighborhood Commercial 1 Zones and surrounding residential areas.

[Added 7-20-2022 by L.L. No. 5-2022]

**Village Center (VC):** To provide for a pedestrian-friendly mix of uses (including commercial, institutional, and residential) in the Village's central business district.

**Auto Commercial (AC):** To provide for automobile-oriented commercial uses that are inappropriate

in the central business district due to parking requirements.

**Industrial (I):** To provide for industrial and manufacturing uses in a manner that protects the natural environment and is compatible with a Village setting.

### **§ 201-320. Zoning Map.**

[Amended 6-21-2023 by L.L. No. 7-2023]

The zones are shown, defined and bounded on the Zoning Map accompanying this chapter entitled "Zoning Map," dated March 11, 2015, June 22, 2023 and as amended and corrected December 05, 2024 upon revealing a discrepancy. The Zoning Map is hereby made a part of this chapter and shall be on file in the office of the Village Clerk.

### **§ 201-330. Interpretation of zone boundaries.**

Where uncertainty exists with respect to the boundaries of the various zones, as shown on the Zoning Map, the following rules shall apply:

- A. Where the designation on the Zoning Map indicates a boundary approximately upon a street, the centerline of the street shall be construed to be the boundary.
8. Where the designation on the Zoning Map indicates a boundary approximately upon a lot line, such lot line shall be construed to be the boundary.
- C. Distances shown on the Zoning Map are perpendicular distances from street centerlines measured to the zone boundary. In all cases where distances are given, zone boundaries are parallel to the street centerline.
- D. In other cases the zone boundary shall be determined by the use of the scale on the Zoning Map.

### **§ 201-340. Divided lots.**

Where a zone boundary line divides a lot of record at the time such line is adopted, the regulations for the less restricted part of such lot shall extend not more than 30 feet into the more restricted part, provided the lot has frontage on a street in the less restricted zone.

### **§ 201-350. Metes-and-bounds descriptions.**

In the event that a metes-and-bounds description has been filed for a zone change or a variance as required by this chapter, such metes-and-bounds description may be used in lieu of other provisions of this article.

## **Article IV. Zoning District Regulations**

### **§ 201-410. General.**

All uses and structures requiring a zoning permit pursuant to this chapter shall conform to the regulations of this article which correspond to the zone in which the activity is situated.

### **§ 201-420. Schedule A: Permitted Uses.**

**Schedule A** is included as an attachment to this chapter, any use not listed on **Schedule A** is assumed to be prohibited in all zones unless specifically stated within the corresponding section.

## § 201-430. Schedule B: Dimensional Requirements

Schedule B is included as an attachment to this chapter.

## § 201-440. Schedule C: Multiple-family dwelling lot sizes.

Each multiple-family dwelling shall have a 5,000-square-foot lot size plus additional square footage to the required lot size, based on the types of dwelling units included:

Type of unit	Additional square feet per unit
Bachelor	2,500
1 bedroom	3,000
2 bedrooms	3,500
3 or more bedrooms	4,500

## Article V. General Regulations

If any regulations contradict, the stricter regulation shall prevail throughout this chapter.

### § 201-505. Uses not permitted.

In all zones, the following uses are not permitted: junkyards; machinery wrecking yards; landfills, smelters; blast furnaces; slaughterhouses; rendering plants; hide tanning or curing plants; manufacturing or processing of fertilizer, bone, rubber, asphalt, ammonia, or chlorine; manufacture or refining of petroleum, gas, or explosives; bulk storage of explosives; dumps.

A municipally operated sanitary landfill is exempt from this section.

### § 201-510. Yards on corner lots.

Any yard adjoining a street shall be considered a front yard for the purpose of this chapter. If a lot adjoins two or more streets, the yard that faces the street used in the property address shall be considered the front yard.

### § 201-515. Dump/Landfill.

The burying of refuse and waste material for landfill is prohibited. The creation or existence of a Dump is also prohibited within the Village.

### § 201-520. Manufactured home locations.

[Amended 9-15-2021 by L.L. No. 5-2021]

It shall be unlawful for any person to park a manufactured home on any public or private property within the Village except in accordance with the provisions contained in this chapter.

- A. Pursuant to New York State Executive Law Article 21-B, Title 2, a manufactured home that is affixed to a permanent foundation and conforms with the identical development specifications and standards, including general aesthetics and architectural standards, applicable to conventional site-

built one-family dwellings in the district in which the manufactured home is to be sited and upon compliance with such standards will be a one-family dwelling for all areas within the Village when such residences are to be permitted.

- B. Without being in compliance with the requirements contained in § 201-520.A as noted above, the manufactured home is only allowable within a manufactured home park as established pursuant to § 201-545 of this chapter.
- C. Within any manufactured home sales lot that is otherwise duly permitted to offer manufactured homes for sale to the public.

## **§ 201-525. Manufactured home standards.**

- A. All manufactured homes shall be in compliance with standards equal to or more stringent than the U.S. Department of Housing and Urban Development (HUD) Manufactured Mobile Home Construction and Safety Standards, 24 CFR 3280 (1976). The applicant is responsible for providing adequate evidence that these standards have been complied with. The presence of a permanent certification label affixed to the mobile home by the manufacturer stating that the home is in compliance with such standards shall be presumptive evidence that the construction of a manufactured home is in compliance with such standards.
- B. Manufactured homes may be permitted in any zone of the Village in which residential homes are permitted as long as such manufactured home is affixed to a permanent foundation and otherwise conforms with the requirements for residential developments within the lot in question. In other words, the manufactured home must be affixed to a permanent foundation and conform with the identical development specifications and standards, including general aesthetic and architectural standards, applicable to conventional site-built one-family dwellings in the district in which the manufactured home is being proposed.

## **§ 201-530. Manufactured Home Parks.**

Manufactured home parks shall comply with the following:

- A. Manufactured home parks shall be at least five acres in area and shall provide for individual manufactured home sites, access driveways and parking.
- B. Each manufactured home site shall be at least 9,000 square feet in area, and at least seventy (70) feet wide by at least one hundred- twenty-five (125) feet in depth, and shall front onto an access driveway.
- C. All access driveways within a manufactured home park must have a gravel surface at least twenty (20) feet wide and twelve (12) inches in depth of compacted gravel.
- D. Each manufactured home site shall have a water supply source approved by the New York State Department of Health.
- E. Each manufactured home site shall have a sewage disposal system in compliance with State Department of Health regulations.
- F. No manufactured home site or service building shall be closer to a public street line than 50 feet, nor closer to a property line than 30 feet.
- G. A buffer strip at least 25 feet wide shall be maintained as a landscaped area abutting all manufactured home park property lines.

- H. No additions shall be made to a manufactured home except a canopy and/or porch open on three sides, or an addition made by the manufactured home manufacturer.

## § 201-535. Accessory dwelling unit (ADU).

The Village of Lowville plans to utilize accessory dwelling units as a progressive means to address the housing shortage. Accessory dwelling units may be permissible when conditions match the intent and standards outlined in this section.

**The purpose and intent for accessory dwelling units is to allow in certain situations to:**

1. To provide an additional long-term housing solution at minimal costs by the use of existing housing stock and infrastructure,
2. Provide housing that responds to changing family needs, smaller households, and increasing housing costs.
3. Provide certain homeowners with a means of obtaining rental income, companionship, security, and services, thereby enabling them to stay more comfortable in homes and neighborhoods longer.
4. Provide accessible housing for seniors and people with disabilities
5. Protect the stability, property values, and the residential character of neighborhoods.
6. To protect long-term housing stock, no dwelling unit on a parcel containing an ADU may be used or offered as a short-term rental. This prohibition applies to both the ADU and the principal dwelling.

To succeed with the purpose and intent, accessory dwelling units shall not be operated as short-term rentals.

Should the approved property appear on any Short-Term Rental website or reports, the property owner may be subject to § 201-1365 Violations and Penalties as applicable.

### Accessory Dwelling Unit Terminology

**ACCESSORY DWELLING UNIT:** A subsequent dwelling unit located on the same lot as a principal one-family dwelling, located within a principal structure or accessory structure, which is subordinate to the principal dwelling in terms of size, location, and appearance. Such a dwelling is an accessory use to the principal dwelling. It shall be independently habitable self-contained living quarters for one family living with shelter, heating, cooking and bathing facilities.

### Types of ADU

- i) **Accessory apartments-** are ADUs attached to or part of the principal dwelling. **An example includes** attached garages.
- ii) **Accessory cottages-** are ADU's detached structures. Examples include converted detached garages or new construction.

### Accessory Dwelling Unit Standards

ADU's shall comply with the following developmental standards:

- A. One accessory dwelling unit may be permitted per lot within allowable zones according to **Schedule A**.
- B. An ADU is only permitted at a one-family dwelling lot and is prohibited from all other housing types including but not limited to two-family dwellings, apartment buildings, multi-family dwellings, mobile/manufactured homes, etc.
- C. An ADU cannot be sold separately from the principal dwelling unless the resulting subdivision produces

two conforming lots.

- D. ADU sites must demonstrate adequate parking with a site plan, showing required principal dwelling parking and ADU parking on the lot such that on-street parking is not required.
- E. Accessory dwelling units shall be no smaller than 300 square feet and no greater than 650 square feet of floor area and shall have no more than two bedrooms. The intent to limit the size is to ensure that there are not two full-size dwellings upon one lot, which eventually could be cause for property disputes and other issues.
- F. The proposed site must comply with **§ 201 Attachment 1 Schedule B** regarding Lot Coverage and all other dimensional requirements for the applicable zone.
  - i) Should the lot coverage exceed the maximum lot coverage for the zone, the lot would be considered nonconforming and permitting shall be denied for this reason.
  - ii) ADUs shall not be permitted if the existing or proposed structure does not meet all dimensional standards and setbacks of the applicable zone.
- G. Lot size and dimensions shall conform to the zone in which the principal structure is located. ADUs shall not be permitted on nonconforming lots or within nonconforming structures. The developmental provisions relating to nonconforming lots in **Article XII** of this chapter shall not apply to ADUs.
- H. Manufactured homes shall not be permitted as accessory dwelling units.
- I. A lot or parcel of land containing an ADU shall be occupied by the owner of the premises. The owner may reside **permanently** in either the ADU or the primary dwelling unit.
- J. All parking for the primary residence and the ADU shall be provided on-site following **Article VIII** of this chapter. Street/ Road parking is not permitted with this use
- K. The ADU/principal dwelling shall not be rented or offered for rent for a period of less than 30 consecutive days, otherwise, **§ 201-1365** violations and penalty provisions may apply. If violations of **this provision** occur more than three (3) times in a twelve (12) month period or five (5) times in a five (5) year period, an order to deconstruct the ADU could be issued.
- L. Once an ADU is established, the conversion or change of the primary owner-occupied residence to rental use is prohibited and may result in an order to deconstruct the ADU within 6 months of such notification and may be subject to **§ 201-1365** violations and penalty provisions.

#### **Accessory Apartment Specific Standards:**

An Accessory Apartment may be allowed within a principal structure with a zoning permit issued by the zoning officer upon satisfactory site plans that comply with the definition of accessory dwelling unit, building codes, and the remainder of **§ 201-535**.

- 1. An appropriate principal structure when referring to accessory dwelling units may be structures attached to primary dwellings such as garages or similar, when such structures are attached, they are considered one principal structure. The intent of **§ 201-535** is not to convert a one-family dwelling to a two-family dwelling.
- 2. If a separate entrance to the accessory dwelling unit is provided, it shall be to the side or rear of the one-family dwelling.
- 3. Fire escapes or exterior stairs for access to an upper-level accessory apartment shall not be located within street view on the principal dwelling.
- 4. No exterior changes shall be made to the building in which the accessory apartment is located that, in the opinion of the Planning Board, would alter the one-family dwelling character and appearance of the residence.

5. The proposed accessory apartment shall comply with all applicable building, fire, electrical, health, and other safety codes in addition to comply with all other standards set forth within **§ 201-535**.

**Accessory Cottage Specific Standards:**

An Accessory Cottage must be either a new construction or utilization of an existing detached structure from the principal structure AND upon issuance of a special use permit, meet the following additional standards:

1. The maximum height allowed for an accessory cottage is the lesser of 35 feet or the height of the principal dwelling.
2. Accessory cottages must be located at least six feet behind the principal structure when not utilizing an existing structure.
3. The Accessory Cottage shall meet the setbacks for the principal use of the zone, one family dwelling front set back as well as ten (10) feet set back on sides and rear from all property lines and all existing structures.
4. The proposed accessory cottage shall comply with all applicable building, fire, electrical, health and other safety codes in addition to all other standards set forth within **§ 201-535**.
5. If setbacks cannot be satisfied, the proposed accessory dwelling unit shall not be permitted.

**§ 201-540. Accessory uses and structures.**

- A. Accessory uses and structures shall be allowed on the premises of any principal use in any zone.
- B. The establishment or change of an accessory use or structure which is incidental to a use requiring a site plan review pursuant to this chapter shall likewise require a site plan review.
- C. The establishment or change of an accessory use or structure which is incidental to a use requiring a special use permit pursuant to this chapter shall likewise require a special use permit.
- D. When an accessory building is attached to a principal building, it shall comply in all respects with the requirements of this chapter and the chapter(s) applicable to the principal building.
- E. Detached accessory buildings and all other structures shall comply with the following:
  - (1) Building distance from other buildings: 10 feet minimum.
  - (2) Front yard: same as principal use.
  - (3) Side and rear yard: 5 feet minimum.

**§ 201-541. Short-Term Rentals (STRs)**

- A) Intent.
  - 1) The Village recognizes the growing popularity of Short-Term Rental (STR) platforms and their potential to promote tourism and support local economic development. The Village also recognized that STRs may have impacts on neighboring properties, neighborhood character, environmental resources, and the overall health, safety, and welfare of the community. However, maintaining a supply of long-term rental housing for permanent residents is essential. Because multiple-family dwellings are a key component of the Village's limited long-term housing stock, they are not permitted to be converted into STR units.
  - 2) To balance these priorities, these provisions governing STR uses are designed to allow the Village of Lowville to realize the economic benefits that this type of use can bring, while preserving the community character and long-term affordable housing stock.

- 3) Based on documented data assessing housing availability and community impacts, including findings from the Lewis County Housing Needs Assessment, the Village finds that capping STR permits at 40 (approximately 4% of residential parcels) is necessary, proportional, and the least-restrictive means available to maintain long-term housing supply and neighborhood stability. Nothing in this section is intended to prohibit lawful residential use of property; rather, these regulations address the unique impacts of transient occupancy.
- 4) The Planning Board is expressly prohibited from granting waivers or variances from any Short-Term Rental requirements or regulations contained or referenced in this section.
- 5) For the purposes of this chapter, Short-Term Rentals are treated as a nonresidential use for permitting and enforcement.

B) Permit requirement.

- 1) Any structure or portion of a structure proposed for Short-Term Rental use shall be disclosed as such at the time of zoning permit or building permit application. Converting any existing structure or addition to STR use requires an STR Permit under this section.
- 2) It is unlawful for any person to operate a STR within the Village of Lowville without first obtaining a Short-Term Rental Permit. After the issuance of a Short-Term Rental Permit, the owner of a STR must also register with Lewis County, as required by Lewis County Local Law 8 of the year 2025, as amended.
  - a) For pre-existing STRs, see § 201-1270 Nonconforming Short-Term Rentals to determine compliance requirements.
- 3) An approved Short-Term Rental Permit is valid for 24 months from the date of the County's Short-Term Rental Registration Date. Short-Term Rental Permits may be renewed by the Planning Board pursuant to the terms of this section for each successive 24-month period during which rentals take place.
- 4) The Planning Board Secretary shall maintain an active STR permit registry and send renewal notices to permit holders at least 60 days prior to permit expiration.
  - a) It is the permit holder's responsibility to submit a complete renewal application before the expiration date.
- 5) Failure to renew the STR permit by the deadline will result in expiration and removal from the active permit list.
  - a) Applicants seeking permit renewals should do so at least 60 days prior to the permit's expiration date to avoid lapsing without receiving the renewal.
- 6) STR Permits are issued to the property owner and are not assignable or transferable. Any change in ownership results in immediate expiration of the permit. The new owner must submit a new STR Permit application and shall be subject to all requirements and numerical caps in effect at the time of application.
  - a) Applicants whose permits expire due to non-renewal or change in ownership shall be placed at the end of the waitlist if they reapply. Previous permit status does not provide priority or preferential placement on the waitlist.

C) Application for Short-Term Rental Permit

- 1) The form and content of the Short-Term Rental Permit application shall be determined by the Village of Lowville Zoning Enforcement Officer and/or the Planning Board and shall contain such information as the Zoning Enforcement Officer and/or Planning Board deems necessary to determine the sufficiency of the application. Such an application shall contain, at a minimum:
  - a) The property address and tax parcel number.
  - b) The number of dwelling units located on the property.
  - c) The ceiling height, dimensions, and number of bedrooms inside each STR unit proposed to be rented.
  - d) A plan showing the location of designated emergency egress and rescue windows to the extent such features are required under current law, code, or regulation.
  - e) A signed certification by the property owner(s) attesting to the fact that:
    - (i) To the best of their knowledge, the property is fit for human habitation and complies with the Village Code, NYS Uniform Fire Prevention and Building Code, and NYS Department of Health Appendix 75-A, to include working fire extinguishers and NYS-compliant smoke and carbon monoxide alarms.
    - (ii) The owner will comply with all of the operational standards and permit requirements of the Short-Term Rental Permit.

- (iii) The owner has read and understands the enforcement actions detailed in this section, should the Zoning Enforcement Officer determine non-compliance.
  - (iv) The owner understands that false claims on this self-signed certification will result in immediate permit revocation and a fine of \$200 per false claim, in addition to penalties under **§201-1365**.
  - f) Compliance with all applicable State and Local Property Maintenance Codes and Building and Safety Codes.
  - g) A copy of the interior floor plan, with dimensions in feet (L' x W' x H'), of the entire dwelling unit specifying the location of each proposed bedroom on each floor.
  - h) A list of all property owners of the STR property, including names, addresses, telephone numbers, and email addresses.
    - (i) If owned by a Limited Liability Company (LLC), a partnership, a corporation, or other entity, a list of the names, addresses, telephone numbers, and email addresses of the members, partners, shareholders, officers, and principals of such entities.
  - i) The name, address, telephone number, and email address of an owner or a contact person authorized to act on the owner's behalf (designated emergency contact) to promptly remedy any complaint or violation. This designated emergency contact must be located within one hundred and twenty (120) minutes' distance by car and must be available 24 hours per day, 7 days a week.
  - j) Proof of liability insurance (min. \$300,000) covering property damage or bodily injury from STR operations. Coverage via booking platforms is acceptable.
  - k) The applicant is responsible for mailing written notification via first-class mail to all property owners within 200 feet. Proof of mailing, including a USPS Certificate of Mailing or equivalent, must be submitted for the application to be deemed complete.
- D) STR Operation Standards.
- 1) The maximum occupancy limit must be clearly posted inside the STR at all times.
    - a) Maximum overnight occupancy shall not exceed two (2) people per approved bedroom.
    - b) To qualify as an "approved bedroom," the room must meet all of the following New York Property Maintenance Code requirements:
      - (i) Minimum 100 sq ft of floor area.
      - (ii) Minimum 7 ft ceiling height and minimum width/ length of 7 ft.
      - (iii) An egress window that is compliant under the code that was in place when the building was constructed.
      - (iv) Direct access (no passage through another bedroom); and
      - (v) Approved bedrooms meet all other NYS or Local Property Maintenance Code requirements for a habitable room or other terms referring to bedroom.
    - c) Total people (overnight and daytime visitors) must not exceed 1.5 times the overnight occupancy between 8 AM and 10 PM.
    - d) Children under the age of five (5) shall not count toward maximum occupancy.
  - 2) Garbage must be removed at least weekly from the property, containers secured with tight-fitting covers, and stored out of sight except during pick-up times.
  - 3) House numbers must always be clearly visible from both the road and driveway.
  - 4) Clear operating instructions for heating sources must be posted visibly for guests at all times.
  - 5) STRs may not host parties or events exceeding the maximum occupancy limits. Violations may incur fines, permit suspension and/or revocation, and other penalties under **§201-1365**.
  - 6) There shall be no recreational vehicles or campers located on the STR property, nor shall there be any overnight camping in tents or otherwise used in conjunction with STRs to provide additional sleeping areas.
  - 7) No portion of a cellar or attic within the rental area shall be used for habitable space of any kind.
  - 8) Short-term rentals are prohibited on any parcel that contains an Accessory Dwelling Unit (ADU), whether the ADU is existing, approved, or unpermitted. STR Permits shall only be issued for principal dwellings located on parcels that do not contain an ADU, consistent with §201-535.
  - 9) A minimum of one designated off-road parking space per bedroom, up to 3, must be provided.
    - a) Front yard lawn space shall not constitute as an appropriate parking space.
    - b) Parking spaces shall conform with the parking area requirements for non-residential uses as **outlined in Article VIII**.

- c) Street parking shall not constitute as an appropriate parking location.

E) Maximum STRs Permitted.

- 1) The total number of permitted and Lewis County- Registered STRs in the Village shall be limited to 40, which is approximately 4% of the total number of residential parcels in the Village of Lowville.
  - a) Only complete applications, including proof of required neighbor notification, may be placed on the waitlist.
  - b) When the maximum number of STR permits is reached, new STR Permit applicants shall be placed on a waitlist in the order in which the applications are received. The Planning Board shall maintain the waitlist and notify applicants when a permit becomes available.
  - c) STR Permits must be renewed every 24 months. Failure to renew the STR Permit by the deadline will result in its expiration and removal from the active permit list, which will allow STR Permit applicants on the waitlist to be considered. Upon the expiration of a STR Permit, the Planning Board, or its designee (Planning Board Secretary), will contact the next STR applicant on the waitlist.
    - (i) If the renewal process is not initiated within 60 business days of expiration, the STR Permit is at risk of expiring without the renewal STR Permit being approved.
  - d) Expired or revoked STR Permits will not be eligible for reapplication.
    - (i) Existing non-conforming STRs that have expired or have been revoked shall comply with the provisions set forth in this section.
    - (ii) Expired STR Permits that were not renewed in a timely manner shall be put at the end of the waitlist.
  - e) Applications remaining on the waitlist for more than 24 months must submit an updated application confirming ownership, contact information, and any site changes.

F) Enforcement.

- 1) The Zoning Enforcement Officer may immediately suspend a STR Permit upon any of the following:
  - a) Falsification of application information.
  - b) Noncompliance with this section.
  - c) Violation of any provision of the Village of Lowville Zoning Law.
  - d) Violation of the New York State Property Maintenance Code (PMCNYS) related to premises occupancy or building upkeep, including, but not limited to:
    - (i) Improperly stored garbage and/or litter.
    - (ii) Building or ground maintenance violations.
    - (iii) Unauthorized parking.
    - (iv) Exceeding authorized occupancy limits.
    - (v) Tampering with or removal of safety devices.
- 2) If violations occur and/or non-compliances are not permanently corrected promptly, the Zoning Enforcement Officer, in consultation with the Code Enforcement Officer (if separate entities), may revoke the STR Permit within 30 days of the violation notice.
- 3) The ZEO reserves the right to inspect STRs at any time after permit issuance.

G) Complaints.

1) Complaint Submission

All complaints regarding STR properties shall be directed to the Zoning Enforcement Officer (ZEO). Upon receipt of a complaint, the ZEO shall make reasonable efforts to contact the designated emergency contact listed on the STR permit as promptly as possible, noting the exact time.

2) Documentation and Reporting

To ensure prompt resolution of complaints and maintain good-neighbor relations, the designated emergency contact must appear on-site within 120 minutes when directed by the ZEO. If the emergency contact fails to appear within this time frame, the ZEO shall prepare a written report documenting the missed response requirement and any corrective actions taken. This report, along with all related complaint documentation, shall be retained for the lifetime of the STR Permit.

3) Recordkeeping by ZEO

The ZEO should maintain a record of all complaints and associated reports, including the date, the nature of the complaint, the response time, and the resolution status. These records shall be retained in

accordance with municipal recordkeeping policies and made available for review upon request.

4) Enforcement of Non-Compliance

Failure of the designated emergency contact to respond within the 120-minute timeframe may result in enforcement actions, including fines, suspension, or revocation of the STR Permit, as outlined in the enforcement section of this law.

H) Appeals

Any determination, suspension, revocation, or denial of a STR Permit under this local law may be appealed in accordance with the appeals process set forth in **§201-1365** of the Village of Lowville Zoning Law. All appeals shall be filed within the time limits and follow the procedures established in that section. The Zoning Board of Appeals (ZBA) shall serve as the authority for hearing and deciding such appeals consistent with the Village Zoning Code provisions. Appeals under this section shall be subject to all applicable ZBA fees established by resolution of the Village Board of Trustees.

I) Application Fees

The Village Board shall establish, and may periodically amend via resolution, a schedule of fees associated with the filing and processing of STR Permit Applications. Such fees shall include all Village application fees and any applicable County or State fees required for STR operations. Applications shall not be deemed complete until all required fees have been paid.

J) Public Notice and Agenda Requirement

- 1) Only complete Short-Term Rental (STR) applications shall be scheduled for review by the Planning Board or Zoning Board of Appeals. Applications must be received at least thirteen (13) days prior to the meeting at which they will be considered. The Planning Board Secretary shall list all STR applications on the publicly-posted meeting agenda, including the applicant's name and STR property address, for transparency and public notice.
- 2) Additional fees may apply for reprocessing, as established via Village Board of Trustees' resolution, except where the omission was solely due to an administrative error by the Planning Board.
- 3) Complete STR applications will be reviewed at the next regularly scheduled Planning Board meeting. The Planning Board will not schedule special meetings specifically for STR Permit approvals.

K) Environmental Review / SEQRA Requirements

- 1) The issuance of an initial Short-Term Rental Permit pursuant to this section shall be classified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA), 6 NYCRR Part 617. Prior to approval of an initial STR Permit, the Planning Board shall complete the applicable environmental review, including completion of a Short Environmental Assessment Form (Short EAF), and make a determination of significance in accordance with SEQRA.
- 2) Renewal of a Short-Term Rental Permit where no material changes are proposed to occupancy, site conditions, or operational standards shall be considered a Type II Action pursuant to 6 NYCRR § 617.5(c)(32) and shall not require further environmental review.

L) **Standard Conditions to Be Applied to All Short-Term Rental (STR) Permits**

- 1) **Permit Holder Acknowledgment.** As a condition of permit issuance, the property owner has acknowledged that they have read, understood, and agreed to comply with all STR regulations contained in this section, all applicable provisions of the Village of Lowville Zoning Law, and any conditions imposed by the Planning Board. The permit holder further acknowledges that non-compliance may result in fines, suspension, or revocation of the STR Permit.
- 2) **Responsibility for Guests.** The permit holder understands they are responsible for ensuring that all renters, occupants, and visitors comply with the operational standards, occupancy limits, parking requirements, and noise provisions set forth in this law. Violations committed by guests or occupants shall be treated as violations committed by the permit holder.
- 3) **Duty to Maintain Compliance.** STR properties must comply at all times with the NYS Uniform Fire Prevention and Building Code, NYS Property Maintenance Code, NYS Department of Health wastewater

- requirements (Appendix 75 A), and all applicable Village codes. Failure to maintain compliance shall constitute grounds for enforcement action.
- 4) **Implied Inspections.** By accepting an STR Permit, the property owner authorizes reasonable inspections by the Zoning Enforcement Officer (ZEO) or Code Enforcement Officer (CEO) to verify compliance with this section and all permit conditions.
  - 5) **Accuracy of Information.** The permit holder shall ensure that all documentation and information submitted to the Village remains accurate. Any material change—including ownership, emergency contact information, insurance coverage, floor plans, or bedroom configuration—must be reported to the ZEO within 14 calendar days. Submission of false or misleading information is grounds for immediate permit revocation.
  - 6) **Non-Transferability.** All STR Permits are issued to the property owner for the specific parcel identified on the permit. Permits may not be sold, assigned, or transferred. A change in ownership automatically terminates the STR Permit, and any new owner must apply as a new applicant, subject to the numerical cap and waitlist procedures.
  - 7) **Acceptance of Penalties.** By accepting a STR Permit, the property owner understands, acknowledges, and agrees to the penalty schedule and enforcement procedures detailed in §201 1365, including the Village's right to impose fines, suspend operations, revoke the permit, or pursue remedies available under law.
  - 8) **Permit Display.** A copy of the valid STR Permit and the emergency contact information must be posted prominently within the STR in a location visible to guests.
  - 9) **Severability of Conditions.** Failure to comply with any single permit condition shall constitute a violation independent of all other provisions and may result in enforcement action.
  - 10) **Nonconforming STRs.** All nonconforming Short-Term Rentals shall comply with the requirements and operational standards of § 201-541 and are subject to the same enforcement, inspection, and permit conditions as conforming STRs upon permit renewal.

## § 201-545. Home-Based Businesses.

- A. All home-based businesses shall be subject to the following standards:
  - (1) The owner of the premises shall permanently occupy the lot or parcel of land containing a home-based business.
  - (2) Operation shall be limited to the interior of the principal structure.
  - (3) The exterior of a building containing a home-based business shall not be altered to accommodate the business.
  - (4) Operation shall be limited in size to 25% of the building floor area or 500 square feet, whichever is less.
  - (5) One on-premises sign, not to exceed six square feet, shall be allowed but must also comply with § 201-715.
  - (6) Excessive noise, light, glare, vibrations, and/or electronic and microwave interference with radios, TVs, and other household appliances shall not be produced.
  - (7) Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.
  - (8) All parking shall be provided on-site in accordance with **Article VIII** of this chapter. Street/ Road parking is not permitted with this use.
  - (9) The business shall employ a maximum of three people.
- B. Child day-care centers and repair garage operations shall not be conducted as home-based businesses.

- C. Any home-based business activity exceeding the standards and criteria above shall be classified using the respective proposed use and shall be subject to the level of review specified for the corresponding zone based on the site location and proposed use in **Schedule A**.

### **§ 201-550. Drive Thru Uses.**

- A. Drive-thru uses shall be allowed only in VC, NC-2, and AC Zones upon approval of a special use permit. The Planning Board shall issue such a permit only upon compliance with the requirements of this section.
- B. Drive-thru uses shall be allowed only in areas where vehicular traffic will not interfere with, or be detrimental to, the safety, comfort, and convenience of nearby residences, businesses, public or semipublic uses, and pedestrian ways.
- C. Drive-thru uses shall be designed so that no vehicular traffic shall need to queue for services on public streets or sidewalks. Facilities with drive-up service bays or windows shall have a minimum of five waiting spaces for each drive-up lane. Each waiting space shall be at least 20 feet in length. Where multiple drive-up windows exist, there shall be one additional waiting space which shall be in a common lane. These standards may be modified where the Planning Board deems necessary.

### **§ 201-555. Mobility Access Ramps**

- A. All mobility access ramps shall require a zoning permit.
- B. Mobility access ramps shall adhere to a minimum three (3) foot setback from sidewalks to allow safe travel by sidewalk users. Mobility access ramps shall not encroach on or obstruct sidewalks.
- C. Mobility access ramps shall have minimum rear and side setbacks of five (5) feet.
- D. If the setbacks mentioned above cannot be met, a variance must be pursued with the Zoning Board of Appeals.

### **§ 201-560. Dwelling units in VC Zones.**

No portion of a structure located on the ground floor facing the street shall be used for residential purposes (dwelling unit(s)) in the VC Zone. However, existing dwelling units in the VC Zone are exempt from this requirement. Existing dwelling units in this case shall be first-floor residential units within the Village Center Zone in place as of March 11, 2015, when this provision became effective.

### **§ 201-565. Repair garages.**

Repair garages shall comply with the following:

- A. All motor vehicle parts and dismantled vehicles are to be stored within an enclosed building, and no repair work is to be performed outside of a building.
- B. There shall be no more than two access driveways from the street. The maximum width of each access driveway shall be 30 feet.
- C. The Planning Board may require a suitably curbed landscaped area complying with this chapter to be maintained at least five feet in depth along all street frontage not used as a driveway.
- D. In addition to the requirements stated in **§ 201-580, 201-1060, and 201-1070** respectively, the Planning Board may waive or modify these requirements as it sees fit on a case-by-case basis.

## **§ 201-570. Retail gasoline outlets/Convenience Stores.**

Retail gasoline outlets/Convenience Stores shall comply with the following:

- A. Retail Gasoline Outlets/ Convenience Stores shall not be located within 300 feet of any lot occupied by a school, hospital, library, or religious institution. Measurements shall be made between the nearest respective lot lines.
- B. Lot size shall be twenty thousand (20,000) square feet, minimum.
- C. Lot frontage shall be one hundred and fifty (150) feet, minimum.
- D. Lot depth shall be one hundred and twenty-five (125) feet, minimum.
- E. Pumps, lubricating, and other service devices shall be located a minimum of fourteen (14) feet from the front lot line and a minimum of fifty (50) feet from side and rear lot lines.
- F. All fuel and oil shall be stored a minimum of thirty-five (35) feet from any property line.
- G. No signs shall extend beyond the pumps, nor exceed fifteen (15) feet in height.
- H. There shall be no more than two access driveways from the street. The maximum width of each access driveway shall be thirty (30) feet.
- I. A suitably curbed landscaped area complying with this chapter to be maintained at least five feet in depth along all street frontage not used as a driveway is required.
- J. In addition to the requirements stated in **§ 201-580, 201-1060, and 201-1070**, respectively, the Planning Board may waive or modify the requirements stated in **§ 201-570. I**, as they see fit, on a case-by-case basis.

## **§ 201-575. Essential facilities.**

Essential facilities are defined as the operation or maintenance by municipal agencies or public or private utilities of telephone dial equipment centers; electrical or gas substations; water treatment, storage, and transmission facilities; pumping stations; telecommunication towers and similar facilities; but not including power generation facilities.

Essential facilities shall comply with the following:

- A. The facility shall be surrounded by an opaque security fence to keep intruders out.
- B. A buffered area complying with **Article X** of this chapter, at least fifteen (15) feet wide (depth), shall be maintained surrounding the exterior of the security fence of the facility to provide a visual and noise buffer.
- C. The facility shall be designed and located such that any noise generated shall not interfere with the comfort and convenience of residents living in the vicinity.
- D. Essential Facilities shall not be considered an accessory use even if located on a lot with an existing principal use; more than one principal use may be permitted in this instance.

## **§ 201-580. Line of sight for traffic safety.**

- A. No accessory structure, fence, wall, or hedge shall be erected in such a manner as to confuse or obstruct the views of any traffic sign, signal, or device, or obstruct the visibility of vehicles entering

or exiting roadways.

- B. On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two (2) feet and ten (10) feet above the road surface, grades of two intersecting streets, in the area bounded by the street lines of such corner lot and a line joining points along said street lines twenty (20) feet from the point of the intersection.

## **§ 201-585. Fences and hedges.**

- A. No person, being the owner or occupant of lands and premises, shall construct, use, or maintain a fence or hedge at a height of more than eight feet including any portions of the supporting structure, such as, *but not limited to*, fence posts. No person being the owner or occupant of lands and premises shall construct, use or maintain a fence along the street line, sidewalk or grounds if located within 20 feet from the intersection of two street lines, or to interfere with the view of traffic approaching the intersection within a distance of seventy-five (75) feet measured along the center line of each street from the intersection of such center line.
- B. It is recommended that all perimeter fences be set back at least two feet from property lines to allow for maintenance of the structure; the Village will handle all disputes.
- C. All hedges shall be planted at least four feet from property lines and shall be maintained and trimmed a minimum of two feet from the property line. This additional space is required due to the anticipated growth of the hedge.
- D. All fences shall be constructed of vinyl, wood, composite, picket, iron, or hedge. The finished side of all fences shall face neighboring properties.
- E. All fences and or hedges require compliance with **§ 201-580** Line of Sight.
- F. Any nonconforming hedges shall be rectified to comply with the provisions of this section within twelve (12) months from the amendment's filing date according to the Department of State. Compliance will only be enforced in situations with a documented line of sight and/or public safety concerns, and will be enforced by the Village DPW Superintendent as deemed appropriate.
- G. Security fence/ security barriers for essential facilities, industrial uses, and solar energy systems do not have to comply with the height restriction or construction materials outlined within this section.

## **§ 201-590. Adult entertainment uses.**

Adult entertainment uses shall be permitted in Industrial (I) Zones only if the following conditions are met:

- A. Adult entertainment uses may be a conditionally permitted use subject to Special Use Permit approval.
- B. Such uses may not be located within 2,500 feet, measured property line to property line, from a school (public or private), library, family day-care home, child-care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children (under 18 years of age) regularly gather.
- C. Only one adult entertainment establishment is allowed per 3,000 Village residents.
- D. No such use may be located on a New York State highway.
- E. Such uses shall not be located within 500 feet of any residential use or zone.
- F. Only one sign shall be permitted and visible from the exterior of a building that is occupied by an adult entertainment use, and such sign shall be no larger than four square feet and must be

attached to the building and not on its roof. Such a sign shall not consist of any material other than plain lettering. No sign shall have any photographic or artistic representation whatsoever thereon.

- G. No off-site advertising signage shall be allowed.
- H. All building openings, entries, windows, doors, etc., shall be located, covered, and screened in such a manner as to prevent a view into the interior from the outside of the premises. Windows shall be of opaque glass.
- I. Adult uses shall be fully screened from all residential properties by fencing or hedges at least eight feet in height.
- J. Outdoor lighting shall be limited to a light by the entrance and a shielded light on the structure. No colored lights or electronic message boards are allowed.

## **§ 201-596. Smoke shops and tobacco stores.**

[Added 9-15-2021 by L.L. No. 6-2021]

- A. Notwithstanding any other provision of this chapter to the contrary, smoke shops and tobacco stores shall be a conditionally permitted use only in the following zone, subject to the regulations contained in this chapter: AC - Auto Commercial Zone.
- B. All smoke shops and/or tobacco stores wishing to operate within the above zone after the effective date of this chapter must obtain a special use permit.
- C. Additional zoning and land use standards for smoke shops and/or tobacco stores shall be as follows:
  - (1) Smoke shops and/or tobacco stores shall not be located within 2,000 feet, measured property line to property line, from a school (public or private), library, family day-care home, child-care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children (under 18 years of age) regularly gather.
  - (2) Smoke shops and/or tobacco stores shall not be located within 500 feet, measured property line to property line, from another smoke shop and tobacco store.
  - (3) It is unlawful for a smoke shop and tobacco store to knowingly allow or permit a child (under 18 years of age), not accompanied by his or her parent or legal guardian, to enter or remain within any smoke shop and tobacco store.
  - (4) Smoke shops and/or tobacco stores shall post clear signage stating that children (under 18 years of age) may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance to the smoke shop and tobacco store. It shall be unlawful for a smoke shop and tobacco store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage.
  - (5) Only one smoke shop/tobacco store is allowed at a time per 3,000 Village residents.

## **§ 201-597. Recreational vehicles and campers.**

[Added 4-19-2023 by L.L. No. 3-2023]

- A. General intent. It is the purpose of this section to promote the health, safety, and general welfare of the inhabitants of the Village of Lowville by the more effective regulation of recreational vehicles and campers.
- B. Definitions. As used in this section, the following terms shall have the meanings indicated:

**CAMPER**

A vehicle, be it self-driven, towable, or vehicle-mounted, with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational, and vacation uses.

**OCCUPANT**

The individual residing overnight in a camper or recreational vehicle.

**RECREATIONAL VEHICLE (RV)**

Any building, structure or vehicle designed and/or used for temporary living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes, and including pickup coaches (campers), motorized homes, travel trailers, and camping trailers that do not meet the specifications required for a manufactured home or mobile home.

**RECREATIONAL VEHICLE PARK**

An approved lot that includes three or more recreational vehicle sites.

**RECREATIONAL VEHICLE SITE**

A plot of land sufficiently improved and equipped to accommodate the placement thereon, and the occupancy, of a recreational vehicle, together with so much of the surrounding real estate as is reserved exclusively to serve that recreational vehicle and its occupants.

C. Standards.

- (1) A recreational vehicle permit/ zoning permit must be attained before the utilization or storage of a recreational vehicle or camper within the bounds of the Village. These permits shall be conditionally approved for the given calendar year, requiring a new permit or renewal each year thereafter.
- (2) Recreational vehicles or campers shall only be permitted on lots containing existing one-or two-family dwellings.
- (3) Only one camper or recreational vehicle shall be allowed, stored or maintained on any residential lot within the Village.
- (4) Water and sewerage shall be required to comply with the Department of Health standards for any use other than the storage of recreational vehicles or campers.
- (5) Occupancy of recreational vehicles or campers shall be temporary and may not exceed utilization over 14 calendar days within a given 180-day period.

D. Prohibition.

- (1) No camper or recreational vehicle shall be occupied within the Village except in approved and permitted manufactured home parks or recreational vehicle parks, with the exception that the temporary occupancy by family of the owner of the real property or the invited guest of the owner of the real property upon which the recreational vehicle or camper is located shall be permitted, provided that the recreational vehicle or camper not be occupied in excess of 14 days in a 180 day period. In no event shall a recreational vehicle or camper be occupied upon a lot where no existing one- or two-family dwelling lots.
- (2) No more than one camper or recreational vehicle shall be allowed, stored or maintained on any residential lot within the Village.
- (3) Any existing recreational vehicle or camper located on a property without a principal structure prior to the enactment of this provision may remain until such time as the unit becomes uninhabitable or noncompliant with the NYS Property Maintenance Law standards.

The replacement or similar action will not be permitted for any reason.

## **§ 201-598 Telecommunication Towers**

Telecommunications towers shall be sited only upon approval of a special use permit. Special use permit application shall be reviewed by the Planning Board pursuant to the authority of the State of New York Village Law 7-725-b, and pursuant to the procedures of **Article XI** of this law. Telecommunication Towers shall be considered a principal use/principal structure, even if located on a lot with an existing principal use/ principal structure; more than one principal use/ principal structure may be allowed in this instance.

### **A. Shared Use**

- a. Shared use of existing towers shall be preferred to the construction of new towers. Where such shared use is unavailable, the location of antennae on pre-existing structures shall be sought. An applicant shall be required to present an adequate report inventorying existing towers within a reasonable distance of the proposed site and outlining opportunities for shared use of existing facilities and use of other pre-existing structures as an alternative to new construction. An applicant proposing to share use of an existing tower shall be required to document permission from an existing tower owner to share use and complete a zoning permit.
- b. In the case of new towers, the applicant shall be required to submit a report demonstrating good faith efforts to secure shared use from existing towers and to secure the location of antennae on pre-existing structures, as well as documenting capacity for future shared use of the proposed tower.
- c. Written requests and responses for shared use shall be provided.
- d. Provide a written notification to at least three (3) additional wireless communication carriers of the application's intent, the exact location of the proposed facility, and the general description of the project including but not limited to the height of the facility and the available colocation space availabilities with potential terms for such colocation. Documentation of this notification shall be submitted to the Planning Board at the time of application.

### **B. Setbacks**

- a. Towers and antennae shall not exceed a height twice their distance from the lot line. Additional setbacks may be required to contain icefall or debris from tower failure on-site, and/or to preserve the privacy of adjoining residential and public areas. The normal setbacks for the district shall apply to all ancillary tower parts, including guy wire anchors and accessory facilities.

### **C. General Aesthetics**

- a. The Village Board and the Planning Board must be mindful of the aesthetic impact of a project that has the potential to be viewed from outside of the Village jurisdiction and by millions of passersby every year, regarding the impact on the community character and the overall health and well-being of residents.
- b. All towers and accessory facilities shall be sited to have the least practical adverse visual effect on the environment.
- c. Accessory structures shall maximize the use of building materials, colors, and textures designed to blend with the natural surroundings.
- d. The towers themselves shall emulate the appearance of a tree or similar feature that

aesthetically matches the character of the Village, to the greatest extent practical.

#### **D. Lighting/ Visibility**

- a) Towers shall not be artificially lit except for a single red aviation warning light on the top, or as required by the Federal Aviation Administration (FAA).
- b) Towers shall be a galvanized finish or painted brown or grey above the surrounding tree line and painted brown, grey, or black below the surrounding tree line unless other standards are required by the FAA. Towers should be designed and sited to avoid, whenever possible, the application of FAA lighting and painting requirements.
- c) Consultation with the Office of Analysis & Integration at Fort Drum to rule out any potential interference with the Fort Drum military base prior to any approvals.

#### **E. Tower Design**

- a. Whenever feasible, tower construction shall be of a "monopole" design. All towers shall be fitted with anti-climb devices. Towers shall be designed to provide collocation by at least three providers or designed so that they can be retrofitted to accommodate at least three providers unless such collocation is not feasible as demonstrated by competent engineering or technical proof.

#### **F. Signs**

- a. Signs shall not be permitted on towers except for signs displaying owner contact information and safety instructions. Such signs shall not exceed six (6) square feet in surface area.
- b. Signs required by Local, State, or Federal regulations must comply with this section.

#### **G. Vegetation**

- a. Existing on-site vegetation shall be preserved to the maximum extent possible, and no cutting of trees exceeding four inches in diameter (measured at a height of four feet off the ground) shall take place. Clearcutting of all trees in a single contiguous area exceeding 20,000 square feet shall be prohibited.

#### **H. Screening**

- a. Deciduous or evergreen tree plantings may be required to screen portions of the tower from nearby residential property as well as from public sites known to include important views or vistas. Where the site abuts residential or public areas, including roads, the following vegetative screening shall be required:
  - i. For all telecommunication towers, at least one row of native evergreen shrubs or trees capable of forming a continuous hedge at least ten feet in height within two years of planting shall be provided to effectively screen the entire perimeter of the telecommunication facility to reduce noise.
  - ii. In the case of poor soil conditions, planting may be required on soil berms to assure plant survival. Plant height in these cases shall include the height of any berm.
  - iii. These screenings are meant to act as a noise buffer in addition to a visual barrier.
  - iv. Essential facilities shall require a fifteen (15) foot buffered area surrounding the perimeter of the facilities of this type to effectively mitigate the surrounding area from potential visual or noise impacts.

**I. Security Barrier**

- a. The base of any tower and anchors on guyed towers shall be surrounded by a security barrier. Such a barrier shall enclose the base of the tower as well as any and all accessory equipment and structures for safety and security purposes. The site shall be provided with security measures such as fencing, anti-climbing devices, electronic monitoring, or other methods sufficient to prevent unauthorized entry and vandalism. Fencing shall include a locking security gate and be no shorter than eight (8) feet in height..

**J. Access and Parking.**

- a. A road, driveway, and parking area will be provided to ensure adequate emergency service access. Maximum use of existing roads, public or private, shall be made. Road construction shall be consistent with standards for private roads and shall at all times minimize ground disturbance and vegetation cutting to within the toe of fill, the top of cuts, or no more than ten feet beyond the edge of any pavement. Road grades shall closely follow natural contours to ensure minimal visual disturbance and reduce soil erosion potential.

**K. Utility and System Connections.**

- a. All utility connections shall be installed beneath the ground surface, when practical. Where technologically feasible, connections between telecommunications towers and the system of which they are a part shall be made by use of land line cable rather than parabolic or dish antennas. When such antenna links are technologically necessary, they shall be located, painted and otherwise situated so as to minimize visual impacts. In no case shall the diameter of such an antenna exceed six feet.

**L. Financial Security for Demolition.**

- a. The owner/operator shall provide a demolition bond in the amount of 200% of the estimated cost to remove and restore the site to predevelopment conditions (provided by an NYS-licensed engineer) or other security acceptable to the Village Board to remove the facility in case the applicant fails to do so upon the revocation, expiration or the nonrenewal of the telecommunication tower permit. The demolition bond shall be a condition of permit approval, and the special use permit shall not be issued until the condition is satisfied.
- b. These costs shall be reassessed every 5 years to account for inflation, starting the year following installation, and shall be the responsibility of the applicant and a condition of permitting. Should the 5-year reassessment not occur, the Village Board may proceed following normal procedure regarding violations and penalties. This shall take effect after 60 days of the Zoning Officer's determination of non-operational or the risk of unsafe conditions.

**M. Inspection.**

- a. Telecommunication towers shall have a structural integrity inspection before commencement or within the first year of operation, then ANSI standard timelines for inspections take effect.
- b. Towers shall be inspected following ANSI Standards (every 3 or 5 years, depending on the type) on behalf of the tower owner/operator by a New York State licensed professional engineer for structural integrity and continued compliance with these regulations. A copy of such inspection report, including findings and conclusions, shall be submitted to the Zoning Officer and Village Clerk no later than December 31 of the applicable calendar year, and noncompliance may be a reason for permit revocation.
- c. Should extreme weather occur, the Village Board, Planning Board, or Zoning Official has

the right to require a structural integrity study be completed by the operator, in lieu of the ANSI routine inspections, the operator must comply within 60 days of the written request. The operator shall retain the original site inspection schedule, rather than adapting to extreme weather inspection occurrences.

**N. Radiation Emission Certification.**

- a. The owner/operator shall submit certification following applicable regulations (every 3-5 years depending on the type), signed by a New York State licensed professional engineer, verifying that such facility is in compliance with all applicable Federal, State and local radio frequency radiation emission standards. Such annual certification shall be delivered to the Zoning Officer and Village Clerk no later than December 31st of the respective calendar year. This requirement shall be considered an implied condition to any zoning permit, special use permit and/or use variance granted for the facility, and noncompliance may be a reason for permit revocation.

**O. Environmental Standards.**

- a. Telecommunication towers shall not be located in federal or state regulated wetlands or in regulated wetland buffer areas, in endangered or threatened species habitats, water bodies, or historic or archaeologically sensitive sites.
- b. No hazardous waste shall be discharged on the site of any telecommunication tower. If any hazardous materials are to be used on-site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least 110% of the volume of the hazardous materials stored or used on the site.
- c. If applicable, stormwater runoff generated by the use shall be contained on-site.
- d. Ground-mounted equipment for wireless communications facilities shall not generate noise over 50 dB at the property line.

**P. Maintenance.**

- a. All facilities shall be maintained in good order and repair. Routine maintenance and repair shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, except for emergency repairs which may be undertaken at any time with immediate notice to the Village Clerk and Zoning Officer.

**Q. Decommissioning Plan.**

- a. Applicants will be required to provide a decommissioning plan for any telecommunication tower to ensure the proper removal of such. Compliance with this plan shall be made a condition of the issuance of the special use permit approval under this section. The Decommissioning Plan must specify that after the facility can no longer be used, it shall be removed and disposed of by the applicant or any subsequent owner/operators in a lawful and environmentally proper manner. The Decommissioning Plan shall demonstrate how the removal of all infrastructure, access roads, fencing, signage and the remediation of soil and vegetation shall be conducted to return the parcel to the original state prior to development. The plan shall also provide a detailed expected timeline for execution. A cost estimate detailing the projected cost of executing the Decommissioning Plan shall be prepared by a Professional Engineer licensed to practice in New York State.

**R. Abandonment or discontinuation of use.**

- a. Any telecommunication tower that is not operated for a continuous period of 6 months shall be considered abandoned, and the owner of the facility shall physically remove the entire facility within 90 days of receipt of the notice. "Physically remove" shall include, but not be limited to:

- b. Removal of antennas, mount, equipment shelters, security barriers, and any post-development physical property from the subject property.
- c. Proper disposal of waste materials from the site in accordance with applicable Local, State, and Federal solid waste disposal regulations.
- d. Restoring the location of the facility to its pre-development condition.
  - i. Towers and antennas shall be removed if the owner's or user's facilities are no longer being used by a valid FCC licensee. The Village Clerk shall require the operator to provide the current FCC license or may verify FCC license compliance by other means.
  - ii. Towers and antennas shall be removed if there is not at least one operator with a valid annual permit/ FCC license using the tower. Potential or planned future use of any facility for commercial communication service is not sufficient to avoid the requirement for removal unless the Village Board deems the plan/ potential sufficient to temporarily allow the facility to remain in writing, citing sound reasons.
    - 1) A decision to require removal shall be the responsibility of the Village Board after consulting with the Zoning Officer and the Village Attorney. Removal shall occur within 90 days of the Village Board's decision to require removal unless the Village Board has agreed to a one-time extension of time. If not removed within the designated period, the Village Board shall have the right to compel removal, with all costs to be borne by the permit holder who operates/ owns and/or previously used the tower. If the telecommunication tower is not decommissioned after being considered abandoned, the Village Board may remove the system, restore the parcel to its original state, and impose a lien on the property to cover costs to the municipality to the extent not covered by any surety/bond required
- e. When towers are removed, site reclamation shall be completed to the satisfaction of the Village Board within 6 months. Reclamation shall include landscaping, removal of structures, utility lines, and accessory structures, and shall encompass the building site and buffer area controlled by the facility owner to pre-development conditions.

#### **S. Miscellaneous**

- a. Since telecommunication towers are a subcategory under essential facilities, all standards outlined in § 201-575 shall be met before approval.
- b. All standards in this law shall be followed in addition to the provisions outlined above; however, if any provisions are found to be contradictory, the stricter regulations shall apply.
- c. Should a telecommunication tower, once permitted, become non-compliant with the provisions of this chapter, the Zoning Official has the authority to revoke the special use permit and trigger the decommissioning plan accordingly upon providing notices following § 201-1365.
- d. The Village Clerk shall maintain a digital record of all telecommunication towers, keeping track of inspections and radiation emission certifications, and provide the list of non-compliant telecommunication towers to the Village Board and Code Enforcement Office by no later than the second week in January to initiate violations and penalties according to § 201-1365.

## **Article VI. Renewable Energy Systems**

## § 201-600. Legislative Intent.

The purpose of this Article is to establish a comprehensive framework for regulating renewable energy systems and other energy-intensive land uses within the Village of Lowville in a manner that protects public health, safety, and welfare while supporting responsible energy development. The Village recognizes that energy generation and energy consumption are interrelated components of community planning.

Accordingly, this Article addresses not only small- and principal-scale renewable energy systems, but also high-impact technology uses—such as cryptocurrency mining facilities, blockchain verification operations, large-scale data processing centers, and similar emerging technologies—whose substantial and continuous electrical demands have the potential to affect local grid capacity, limit opportunities to integrate renewable energy resources, and impose noise, heat, or infrastructure burdens incompatible with the Village's compact physical form. By regulating these uses together, the Village ensures a coordinated approach to energy planning that preserves community character, mitigates environmental and safety risks, prevents adverse impacts on utility systems, and maintains the Village's ability to accommodate small-scale, community-appropriate renewable energy installations. This Article is adopted pursuant to the Village's authority under the Municipal Home Rule Law and Village Law to promote the long-term sustainability, resilience, and welfare of its residents.

## § 201-605. Small solar energy systems.

Small solar energy systems are permitted as an accessory use in all zones, in accordance with state and local building, electric, and fire code requirements. A combined zoning, building, and electrical permit may be issued for grid-tied solar electric systems that meet the requirements of the New York State unified solar permit. Small solar energy systems that do not meet those requirements shall require a zoning permit as well as all other applicable permits.

- A. A system is considered a small solar energy system only if it supplies electrical or thermal power primarily for on-site use, except that when a property upon which the facility is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company. The owner of the small solar energy system shall provide written confirmation with the application that the public utility company has been informed of the customer's intent to install an interconnected customer-owned generator and that the public utility company approves such connection. Off-grid systems shall be exempt from this requirement.
8. Any upgrades, modifications, or changes that materially alter the size or placement of an existing solar energy system shall comply with the provisions of this chapter.
- C. Design and installation.
  - (1) The design and installation of small solar energy systems shall conform to the existing industry standards, including those of the American National Standards Institute (**ANSI**), Underwriters Laboratory (**UL**), the American Society for Testing and Materials (**ASTM**), New York State Energy Research and Development Authority (**NYSERDA**), or other similar certifying organizations, and shall comply with the Uniform Building and Fire Code and with all other applicable fire and safety requirements. The manufacturer's specifications shall be submitted as part of the application.
  - (2) All exterior electrical and/or plumbing lines must be buried below the surface of the ground and placed in a conduit unless the panels for electrical or thermal are installed on a structure that is either the main structure or a structure attached to the main structure which is receiving the benefit from the panels.
  - (3) Small solar energy systems shall be designed and located in order to prevent reflective glare

toward any inhabited structure on adjacent properties as well as adjacent public streets, roads, and highways.

- D. Height restrictions. Solar energy systems must meet the following requirements:
- (1) Building- or roof-mounted solar energy systems shall not exceed the maximum allowed height in any zone. For purposes of height measurement, solar energy systems other than building integrated systems are considered to be mechanical devices and are restricted consistent with other building-mounted mechanical devices.
  - (2) Ground- or pole-mounted solar energy systems shall not exceed 20 feet.
- E. Setback. Solar energy systems must meet the accessory structure setback requirement for the zone in which the system is located. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Ground- or pole-mounted solar energy systems shall not be located in front yards.
- F. Plan applications. Plan applications for small solar energy systems shall be accompanied by to-scale horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building or on the property for a ground-mounted system, including the property lines. Applicants must identify a qualified installer or provide proof that the system they propose to install has been designed as a so-called "plug and play" system so that the applicant can plug the system into an existing PV circuit.
- (1) Pitched-roof-mounted solar systems. For all roof-mounted systems on pitched roofs, the elevation must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted. Roof-mounted system applications shall include a roof load analysis performed by a structural engineer.
  - (2) Flat-roof-mounted solar systems. For flat roof applications, a drawing shall be submitted showing the distance to the roof edge and any parapets on the building and shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof. Roof-mounted system applications shall include a roof load analysis performed by a structural engineer.
- G. Utility notification. The owner of the small solar energy system shall provide written proof that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator and also that the utility approves of such connection. Off-grid systems shall be exempt from this requirement.

## **§ 201-610. Principal solar energy systems.**

- A. A principal solar energy system shall be permitted by special use permit limited to the Auto Commercial (AC) and Industrial (I) Zones.
- B. Acreage. A proposed principal solar energy system may not be installed on a single lot smaller than five acres.
- C. Height and setback. Panels mounted on the roof of any building will be subject to the height requirements specified for the underlying zone, but in no event shall they stand more than 10 feet above the roofline of the building. Ground- or pole-mounted solar energy systems shall not exceed 20 feet. Principal solar energy systems shall be setback 100 feet from all property lines.
- D. Compliance. The construction and operation of a principal solar energy system shall comply with all applicable local, state, and federal requirements including but not limited to all safety, construction,

electrical and communications requirements. All buildings and fixtures forming part of the system shall comply with the Uniform Building and Fire Code. No principal solar energy system shall be constructed without first obtaining the required special use permit and building permit.

E. Application.

(1) Applicant shall provide:

- (a) A site plan showing property lines and physical features, including roads; proposed changes to the landscaping of the site, grading, vegetation clearing and planting, exterior lighting, screening, vegetation or structures; blueprints or drawings of the proposed system signed by a New York-licensed professional engineer showing the proposed layout of the system; electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices; documentation of the major system components to be used. All plans and maps shall be prepared and stamped by a professional engineer licensed in the State of New York.
- (b) Name and address of the proposed installer.
- (c) An operation and maintenance plan.
- (d) Proof of liability insurance or the ability to secure same in an amount adequate for the size, scope, and other details of the proposed project.

(2) The Planning Board may waive certain documentary requirements if they deem appropriate.

F. Utility notification. The applicant will provide proof that the local utility company has been informed of the system owner or operator's intent to install an interconnected system. Off-grid systems shall be exempt from this requirement.

G. Signage. The facility shall have a sign which provides a twenty-four-hour emergency contact telephone number.

H. Utility connections. Where at all possible, utility connections and transmission lines shall be underground depending on soil conditions, topography, and requirements of the utility company permitting.

I. Safety and environmental.

(1) The system owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local fire chief. Upon request, the owner or operator will cooperate with local emergency services to develop an emergency response plan. All means of shutting down the system will be clearly marked. At all times during the life of the project, the owner or operator shall identify a responsible person for inquiries.

(2) Land clearing, soil erosion. Clearing of natural vegetation shall be limited to what is necessary for the construction and operation of the system or as otherwise governed by applicable law.

J. Monitoring and maintenance. The system owner or operator shall maintain all facilities in good condition. Maintenance shall include but not be limited to painting, structural repairs, and integrity of security measures. Site access shall be maintained in an acceptable manner to local fire and emergency services departments.

K. Abandonment or decommissioning. Any principal system which has reached the end of its useful life or has been abandoned, which shall mean failure to operate with or without consent of the Village Board, for more than one year, shall remove all facilities within 180 days of operations being discontinued. Decommissioning shall consist of removal of all installations, structures, equipment, security barriers and transmission lines from the site. All solid and hazardous waste will be disposed of according to applicable law. Stabilization or revegetation of the site will be done

as necessary to minimize erosion.

- L. Financial surety. Applicants shall provide prior to approval a form of surety through escrow account, bond, or otherwise in an amount sufficient to pay for removal of the installation and site remediation as set forth above in an amount and form determined to be reasonable by the Planning Board.

## § 201-615. Geothermal Energy Systems

### A. Intent.

The purpose of this section is to allow and encourage non-solar renewable energy systems that harness geothermal energy within the Village according to certain safeguards and conditions. The intent is to balance the desirability and demand for geothermal energy systems with maintaining the aesthetics of the Village, minimizing potential negative impacts, and protecting the health, safety, and welfare of Village residents.

### B. System Design.

1. Geothermal systems within the Village shall be designed as closed-loop systems only.
2. Open-loop geothermal systems are prohibited.
3. This requirement is intended to minimize the potential for aquifer contamination.

### C. Permit.

The Enforcement Officer shall issue a zoning permit for geothermal systems only after confirming that the proposed installation complies with all applicable provisions of this Law. The applicant must obtain and present to the ZEO a written confirmation from the Village Superintendent of the Department of Public Works that the proposed project will disrupt no utility lines or services prior to receiving an approved zoning permit.

### D. General Design Standards for Geothermal Energy Systems and Equipment.

1. Any above-ground geothermal energy equipment shall not be located in a front yard and shall comply with the stricter dimensional standards outlined in **§201-540 or §201 Attachment 2, Schedule B**, for the underlying zoning district. Where compliance is not feasible, an area variance must be obtained.
2. Outdoor above-ground geothermal energy equipment shall be screened from adjacent properties by landscaping, fencing, or other methods to minimize aesthetic impact and reduce noise. Screening plans must be submitted to and approved by the Planning Board prior to permit approval and shall comply with **§ 201-1070 General landscaping and screening requirements or § 201-585. Fences and hedges**.
3. All underground components, including borings, loops, and other equipment, shall be set back at least ten (10) feet from side and rear lot lines.
4. All borings and loops shall be set back at least ten (10) feet from the foundation of any structure, except for concrete slab foundations, where a minimum five (5) foot setback is required.
5. Geothermal energy systems shall not encroach upon any public or private utility or right-of-way easement, and shall be set back at least 5 feet from all aforementioned.

### E. Procedure.

Applications for geothermal systems shall follow the Site Plan Review and/or Special Use Permit process outlined in **Articles IX, XI**, and the standards outlined in **Article X** of this Law.

## § 201-620. Renewable Energy Uses Prohibited in the Village

- A. Battery Energy Storage System: The Village of Lowville Board of Trustees has evaluated the appropriateness of Battery Energy Storage Systems (BESS) within its municipal boundaries and has determined that such facilities are incompatible with the Village's physical characteristics and public safety needs. Accordingly, BESS are prohibited within the Village for the following reasons:
  1. **Compact Village Layout and High Lot Density:** The Village's closely spaced buildings, narrow lot configurations, and limited open space do not provide sufficient buffers or separation distances typically recommended for the safe

siting of BESS.

2. **Historic Building Patterns and Infrastructure Limitations:** Many structures within the Village are historic, built close to the street or to neighboring structures, with limited opportunities for firebreaks or safety zones around energy storage systems. In addition, the Village's road network and infrastructure do not readily support the specialized access and response capabilities that BESS safety guidelines often require.
  3. **Proximity to Residential Uses:** Nearly all potential development sites in the Village are in close proximity to homes or mixed-use buildings, heightening concerns about the risks posed by thermal runaway, chemical exposure, and fire hazards, even in rare failure events.
  4. **Emergency Services Constraints:** The Village's emergency response capacity is limited in terms of personnel, equipment, and training to address the unique and evolving risks associated with BESS installations.
  5. **Protection of Public Health and Welfare:** In light of the above conditions, the Village Board finds that prohibiting BESS is necessary to protect the health, safety, and general welfare of its residents. This determination is made pursuant to the Village's authority under Article 7 of the Village Law and the Municipal Home Rule Law.
- B. **Compressed Air Energy Storage:** The Village of Lowville Board of Trustees recognizes the importance of renewable energy and storage of such; however, it finds that Compressed Air Energy Storage facilities, whether in ground within a cavern or above ground in a dome or alternative means, are not appropriate within the Village limits. Accordingly, such facilities are prohibited for the following reasons:
1. **Lack of Suitable Sites:** The Village's compact size, established development pattern, and parcel configuration do not accommodate the scale of land required for such facilities.
  2. **Protection of Prime Agricultural Land:** Compressed air energy storage facilities often require the conversion of open space or agricultural land. Given the Village's proximity to and overlap with areas of prime farmland, permitting such development would conflict with long-term agricultural preservation goals.
  3. **Density and Land Use Compatibility:** The Village's higher density of residential and mixed-use development makes it incompatible with the visual and spatial impacts of compressed air energy systems, including fencing, domes, and utility infrastructure.
  4. **Planning and Infrastructure Considerations:** The Village lacks the infrastructure capacity and land availability to support compressed air energy development without disrupting existing land uses, traffic patterns, or community character.

These prohibitions do not preclude the continued development of small-scale renewable energy systems, such as rooftop solar, that are compatible with the Village's land-use patterns and emergency-response capacity.

## **§ 201-630. Wind Generating Energy Facilities**

Commercial wind energy facilities intended for off-site consumption are prohibited within the Village of Constableville. The Village's physical characteristics, including its size, topography, and land use patterns, are not suitable for accommodating large-scale wind structures.

## **§ 201-640. Cryptocurrency Mining Facilities**

Cryptocurrency mining operations, whether commercial or industrial in nature, are prohibited within the Village of Lowville. These facilities require significant electrical infrastructure and cooling systems, which are incompatible with the Village's scale, utility capacity, and community character.

## **§ 201-650. Data Processing Centers**

Large-scale data processing centers intended for off-site commercial use are not permitted within the

Village of Lowville. The Village's physical size and infrastructure limitations cannot support the high energy demand, noise, and potential environmental impacts associated with these facilities.

### **§ 201-660. Other High-Impact Technology Uses**

Any land use that involves substantial energy consumption, continuous high-decibel noise, or large-scale equipment incompatible with residential and small-scale commercial patterns is prohibited within the Village of Lowville. This includes, but is not limited to, blockchain verification facilities, server farms, and similar emerging technologies that pose comparable impacts.

### **§ 201-670. Substantial Equivalency**

Any device or arrangement that functions substantially like a Renewable Energy System (RES), regardless of its designation, shall be regulated under this Article as if labeled Renewable Energy System.

Renewable Energy Systems and High-Impact Technology Uses shall be regulated as provided in this Article and listed in **Schedule A** as permitted, accessory, or prohibited uses by district.

## **Article VII. Signs**

### **§ 201-705. Intent and purpose.**

The purpose of this article is intended to accomplish the following objectives:

- A. To encourage a high standard for signs to enhance the aesthetic appearance and attractiveness of the community, and to further create an environment that contributes to the ability of the community to attract economic development and growth.
- B. To ensure that signs are designed, constructed, installed, and maintained so that public safety and traffic safety are not compromised.
- C. To minimize distractions and obstructions of view that contribute to traffic hazards and may endanger the public.
- D. To allow for adequate and effective signs for communicating identifications and promoting businesses.
- E. In the interest of public safety, the visibility of street name signs, street address information, and address numbers for use by emergency responders (fire, police, and medical) is of preeminent importance and should be considered during the placement of signs covered under this chapter.

### **§ 201-710. Existing signs.**

Any signs existing as of the effective date of this chapter shall be considered to be preexisting, nonconforming signs as to placement and size only and grandfathered to that extent. Should repairs and or content updates be required to preexisting nonconforming signs, signs similar in size and placement may be grandfathered by the Planning Board. This provision is to encourage business and economic development by taking pride in the appearance of signs.

### **§ 201-715. Design, construction, and location of signs.**

- A. No sign shall be designed and located in such a manner as to impair public safety; restrict clear

- vision between a sidewalk and street; be confused with any traffic sign or signal; or prevent free access to any door, window or fire escape.
- B. No portion of any sign shall encroach upon any public right of way, with the exception of projecting signs in the Village Center zone, which shall be no lower than eight feet off the ground.
  - C. Signs shall be set back 10 feet from any lot line, with the exception of signs attached to buildings that are less than 10 feet from a lot line.
  - D. Signs shall not be placed in side or rear yards in all Neighborhood Commercial and Residential Zones.  
[Amended 7-20-2022 by L.L. No. 5-2022]
  - E. Signs shall be designed to withstand a wind pressure load of at least 30 pounds per square foot.
  - F. All signs shall comply with the appropriate provisions of the New York State Building Code, and shall maintain clearances from all overhead electrical conductors in accordance with the National Electric Code, provided that no sign shall be installed closer than 10 feet horizontally or vertically from any conductor.
  - G. No sign shall be allowed to remain with a bent or broken display area, broken supports, loose appendages or struts, or stand more than 15 degrees away from the perpendicular for a period of more than 30 successive days.
  - H. No indirect or internally illuminated sign shall be allowed to have only partial illumination for a period of more than 30 successive days.
  - I. Temporary signs must be erected in a location that does not present any safety hazard or litter problem. Once placed, they are intended to remain in that location no more than 30 days.
  - J. No signs shall be erected or allowed to remain erected that, in the opinion of the Zoning Officer/ Code Enforcement Official or Public Works Department, is structurally unsafe and constitutes a danger to public safety. If any sign should become insecure, in danger of falling, or otherwise unsafe, the owner thereof or the person maintaining the sign shall immediately secure or remove the sign.
  - K. Signs shall remain legible and be maintained to reflect current uses.
  - L. Advertising signs unrelated to the premises or serving as a directional sign for an establishment more than two miles from the premises are not permitted.
  - M. Any sign that fails to comply with the requirements above must be immediately removed by the owner of the property or the person responsible for the sign. Should a hazardous sign not be removed in a timely manner, the Village of Lowville retains the right to remove a sign, holding it until the owner retrieves it.
  - N. Any individual not in compliance with this section may be subject to a fine of \$50 following § 201-1365.

## § 201-720. Prohibited signs.

- A. Audible signs. No sign shall be allowed that emits any sound capable of being detected on a public street or adjoining property.
- B. Flashing signs. No sign shall be allowed which utilizes flashing or strobe-type lights, or any type of pulsating or moving light. Electronic message boards may only be used if match the definition of such and with compliance with **Article VII** in its entirety.
- C. Signs attached to or painted on selected features. No sign shall be allowed which is attached to a utility pole, street sign, or is attached to or painted on tree trunks, rocks, or other natural objects

unless it is the personal property of the person/business applying the sign.

- D. Signs imitating traffic or emergency signals. No sign shall be allowed which imitates an official traffic sign or signal, or contains words or symbols displayed in a manner that might mislead or confuse drivers of vehicles, or which displays intermittent lights resembling the color, size, shape, or order of lights customarily used in traffic signals, on emergency vehicles, or on law enforcement vehicles, except as part of a permitted private or public traffic control sign.
- E. No rooftop signs shall be permitted within the Village of Lowville. Notwithstanding the foregoing, rooftop signs existing as of the effective date of this chapter may remain and may be maintained and, if damaged or destroyed beyond repair, may be replaced in the same location with a sign of the same dimensions.  
[Added 6-19-2019 by LL. No. 4-2019]

## § 201-725. Temporary signs.

Temporary signs within this law are considered to be any signs intended to be erected for a period less than 30 days with the exemption of On-premises seasonal advertising signs, and election signs. Signs that are placed for greater than 30 days are to be considered permanent signs and will be permitted pursuant to permanent sign regulations. See Appendix A, 201 Attachment 3 for more information regarding signs.[1]

- A. **Temporary signs** are to be placed for a period specified by sign type below and must meet all size, safety and construction regulations in § 201-715 of this chapter.
- B. **Banner over public right-of-way.** Banners advertising community events spanning over public rights-of-way are allowed, subject to approval by the appropriate State DOT agency or appropriate local governmental (county or municipal) agency responsible for maintenance of the right-of-way. Banners attached to existing utility poles shall require the approval of such utility agency. Banners shall be removed no later than seven calendar days after event's end. Placement requires a permit.
- C. **Contractor sign.** Contractor signs displaying the names of the builders, contractors, architects, engineers, craftsmen, artisans, and similar information may be erected upon the premises of any work, construction, major repairs, or improvements. The display area of such signs shall not exceed 24 square feet. Signs shall be removed no later than seven calendar days after project completion. Placement does not require a permit.
- D. **Election sign.** Signs announcing candidates seeking public office or relating to any election or public referendum shall be allowed. Such signs shall be placed only on private property, and removed within seven calendar days after the election or referendum. These signs are not required to be set back from road right-of-ways barring no visual obstruction occurs. Placement does not require a permit.
- E. **Inflatable sign.** Inflatable signs are either expanded to their full dimensions or supported by gases contained with the sign parts at a pressure greater than atmospheric pressure. Signs must meet manufacturer specifications and be securely anchored. Signs must not be placed in the public right-of-way. Inflatable signs shall be removed no later than one calendar day after the end of the event. Placement requires a permit.
- F. **Off-premises directional sign.** Temporary directional signs are intended for use with activities for civic, church, or community special events, and real estate signs not associated with permanent business activities. These signs shall not exceed twelve (12) square feet per sign and must be located on private property with the property owner's permission. There may be only one sign per 500 feet of street frontage or portion thereof and such signs do not have to be set back from the street

right-of-way. These signs must be removed within seven calendar days after the end of the event for which they were intended. Placement does not require a permit.

- G. **On-premises seasonal advertising sign.** Seasonal signs that are on-premises signs advertising seasonal or holiday products or services. These signs shall not exceed 24 square feet in area. There may be only one sign per 500 feet of street frontage or portion thereof and such signs must be removed within seven calendar days after the end of the season. These signs shall be set back a minimum of 10 feet from the street right-of-way. Placement does not require a permit.
- H. **Pennant.** Pennants are any lightweight plastic, fabric, or other material, regardless of shape, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move with the wind. Pennants shall be limited to two strands for every 100 feet of road frontage or portion thereof. A strand is defined as being between two attachment points. Pennants shall be removed no later than seven calendar days after the event ends, or thirty days from installation, whichever is sooner. Pennants and/or attachment points shall be set back a minimum of 10 feet from the road right-of-way. Placement does not require a permit.
- I. **Personal message sign.** Short-term personal information signs, such as garage sale, lost and found pets, and wedding and reception directions, are allowed provided they are located on private property. These signs shall not exceed six square feet in size, are limited to no more than seven consecutive days, and must be removed within one calendar day after the completion of the event. These signs do not have to be set back from road rights-of-way. Placement does not require a permit unless the personal message sign is intended to be in place longer than thirty days then refer to § 201-735 of this chapter.
- J. **Real estate sign.** Real estate signs are temporary signs offering real estate for sale, rent, or lease; one sign per road frontage not to exceed six square feet advertising the sale, rental, or lease of the premises on which displayed. Placement shall not exceed seven calendar days following the sale, rental or lease of the property. All such signs shall be set back at least 10 feet from any property line. Placement does not require a permit unless placement exceeds 30 days, see § 201-735 of this chapter.
- K. **Sponsorship sign.** Sponsorship signs are signs employed by a school or by a civic, fraternal, religious, charitable or similar organization, which identifies the sponsor (by name, address and/or logo, crest, insignia, trademark or emblem only) of recreational or sports facilities provided on the premises where such signs are displayed. "Sponsorship fence signs" shall mean sponsorship signs affixed to permanent fencing. "Facility" shall mean the entire premises of an elementary or secondary school or a recreation or a sports facility. These signs are intended to be used for a specific event or sporting season. They must meet all safety standards and local event/location restrictions imposed by the event committee, site owner, etc. Such signs intended to remain beyond thirty days shall require a permit under § 201-735 of this chapter.
- L. **Subdivision sign.** Subdivision signs advertise two or more lots for sale on a site. One sign shall be allowed per road entrance to the subdivision and located on the property to be subdivided, not to exceed 32 square feet. Such sign may not be erected until the subdivision has been approved by the appropriate officials. Placement shall not exceed thirty days, however if an extension of time is necessary a permit maybe be required under § 201-735 of this chapter. The display period may be extended upon approval of the Planning Board for a reasonable period of time, not to exceed one year at any given time.

## § 201-730. Permanent signs (permit not required).

Signs that are placed for greater than 30 days are to be considered permanent signs. Placement of permanent signs listed below (§ 201-730 A-H) do(es) not require a zoning permit from the Zoning

Officer.

See Appendix A, 201 Attachment 3 for more information regarding signs.[1]

- A. **Architectural features.** Integral decorative or architectural features of buildings, except trademarks, moving parts, or moving lights.
  - B. **Address sign.** Signs bearing only property numbers, post box numbers, or names of occupants of premises, not to exceed two square feet.
  - C. **Flag.** Official flags of government jurisdictions, including flags indicating weather conditions and flags that contain graphics that are decorative in nature or emblems of on-premises religious, charitable, public, and nonprofit organizations.
  - D. **Incidental sign.** Signs used in conjunction with equipment or other functional elements of a use or operation. These shall include, but not be limited to, drive-through window menu boards, and signs on automatic teller machines, gas pumps, vending machines, or newspaper delivery boxes.
  - E. **Parking sign.** Signs directing and guiding traffic and parking on private property but bearing no advertising matter other than the respective business logo.
  - F. **Plaque.** Commemorative plaques placed by agencies recognized by Local, State or Federal government.
  - G. **Public sign.** Signs of a public or noncommercial nature, which shall include community service information signs, public transit service signs, public utility information signs, safety signs, danger signs, trespassing signs, signs indicating scenic or historic points of interest, traffic control signs, required grant funding signs and all signs erected by a public officer in the performance of a public duty.
  - H. **Window sign.** Signs inside buildings intended for viewing from the exterior of a window or door.
- [1] *Editor's Note: Said appendix is included as an attachment to this chapter.*

## § 201-735. Permanent signs (permit required).

Signs that are placed for greater than 30 days are to be considered permanent signs. Placement of permanent signs listed below requires a zoning permit from the Zoning Officer. See Appendix A, 201 Attachment 3 for more information regarding signs.[1]

- A. **Mural.** Paintings of a non-commercial/non-advertising nature applied to and made integral with the surface of walls shall be permitted by site plan review.
- B. **Off-premises advertising sign.** Off-premises business/advertising signs shall conform to the following standards:
  - (1) **Freestanding sign.**
    - (a) Number allowed per lot: one.
    - (b) Maximum size: 32 square feet.
    - (c) Maximum height: eight feet.
    - (d) Minimum setback: see § 201-715 C and D.
- C. **On-premises business sign.** On-premises business/advertising signs shall conform to the following standards:
  - (1) **Freestanding sign.**
    - (a) Number allowed per lot: one.
    - (b) Maximum size: 80 square feet.
    - (c) Maximum height: 20 feet.
    - (d) Minimum setback: see § 201-715 C and D.
  - (2) **Wall sign.**
    - (a) Number allowed: one per business.

(b) Maximum size: one square foot per building front length, no greater than 30 sq. ft.

- "Building front" is defined as the side of the building that faces the street used in the property address.
- Buildings that house multiple businesses are allowed one wall sign per business; the total square footage of all wall signs combined must not exceed 50 sq ft.

(3) **Projecting sign.**

- (a) Number allowed: one per business.
- (b) Maximum size: 16 square feet.
- (c) Minimum height off ground: eight feet.

(4) **Canopy sign.**

- (a) Number allowed: one per canopy side.
- (b) Maximum size: one square foot per canopy side length.

(5) **Awning sign.**

- (a) Number allowed: one per awning.

D. **Permanent Personal message sign.** Signs that express some personal, political, or religious view shall conform to the following standards:

(1) **Freestanding sign.**

- (a) Number allowed per lot: one.
- (b) Maximum size: 16 square feet.
- (c) Maximum height: eight feet.
- (d) Minimum setback: 10 feet.

(1) *Editor's Note: Said appendix is **included as an attachment to this chapter.***

## **Article VIII. Parking and Loading**

### **§ 201-810. General parking and loading requirement.**

All uses in the AC, I, NC-1, NC-2, P, and R Zones shall be provided with off-street parking and loading facilities for all vehicles during typical peak use periods.

### **§ 201-820. Nonconforming parking and loading situations.**

All uses determined to be nonconforming according to this law, parking or loading situations shall comply with the requirements of this article if one or more of the following conditions occurs:

- A. The use changes.
- B. The use expands its gross floor area by 20% or more.
- C. The use is destroyed and seeks to be reestablished.
- D. The use is discontinued for a period of six months or longer and seeks to be reestablished.

### **§ 201-830. Specific parking requirements.**

Parking requirements for specific uses in the AC, I, NC-1, NC-2 and R Zones are as follows:

- A. One-family and two-family dwelling: one space per dwelling unit (to include accessory dwelling unit if applicable).

- B. Multiple-family dwelling: one space per dwelling unit.
- C. Hotel, motel, tourist home, boarding house, bed-and-breakfast: one space per guest room, plus one additional space.
- D. Dormitory, fraternity, sorority, nursing home, hospital: one space per two beds, plus one additional space.
- E. Places of public assembly: one space per five seats, or one space per 100 square feet of floor area, whichever provides for a greater number of spaces.
- F. Business, professional and medical offices: one space per 250 square feet of office area, plus one additional space.
- G. Commercial and business: one space per motor vehicle used directly in the business, plus one space per 350 square feet of floor area.
- H. Restaurant, eating and drinking establishments: one space per 100 square feet of floor area.
- I. Industrial, wholesale, warehouse, storage, freight and trucking uses: one space per motor vehicle used directly in the business, plus additional spaces as determined necessary by the Planning Board.
- J. Unspecified uses: parking requirements will be determined by the Planning Board to the appropriate level based on what is deemed necessary for the proposed use.
- K. The Planning Board may grant parking waivers for the proposed use; if requirements cannot be satisfied and/ or in the interest of reducing the amount of impervious surfaces.

## **§ 201-840. Parking area requirements.**

- A. A parking space shall be no less than 8.5 feet by 18 feet exclusive of accessways and driveways. A driveway shall be not less than 20 feet clear in width, except for one-family and two-family residential uses. Shared driveways may be permitted upon review and approval of the Planning Board. The Planning Board shall determine whether a separate driveway is required for the proposed use.
- B. Off-street parking may be located off-site but must be within 750 feet of the site.
- C. Nonresidential or multiple-family dwelling parking areas shall not be located within 10 feet of a side lot line when the adjacent parcel is a residential use.
- D. To the greatest extent possible, all parking areas for nonresidential and multiple-family dwelling uses shall be located behind the facility and out of roadside view. Where parking areas must be located in side or in front yards adjacent to public streets, and where parking must be located adjacent to residential areas, appropriate buffering, landscaping or visual barriers shall be provided. Side yard parking areas in the VC Zone shall be screened from view along the front building line.
- E. Resilient landscaping shall be provided within and around parking areas which shall be designed to break up the visual impact and filter runoff of such areas. Plantings shall be designed to provide adequate site distances to vehicles entering and exiting the site.
- F. All parking areas for nonresidential and multiple-family dwelling uses shall be designed to allow vehicles to exit front first onto streets.
- G. One parking area may contain required spaces for more than one use. The required spaces assigned to one use may be shared with another use, when able to satisfy the expected capacity of both uses.

- H. All parking areas shall be surfaced with dust-inhibiting materials acceptable to the Planning Board.
- I. In the event of creating additional parking areas for commercial or industrial uses, pervious surfaces are preferred and encouraged for stormwater resiliency.
- J. Should impervious surfaces be planned for nonresidential parking areas, on-site water retainage shall be implemented along with any green infrastructure methods appropriate to accommodate the stormwater expected to be generated on-site. Detailed plans shall be provided and referred to the Village DPW Superintendent and/or the Village's chosen representative to ensure adequacy.

## **§ 201-850. Off-street loading facilities.**

Off-street loading facilities shall be provided for each commercial or industrial establishment and shall be so arranged as not to interfere with pedestrians or motor traffic on public streets. Off-street loading facilities shall be to the rear of structures where practicable and shall otherwise be to the side of structures. All facilities shall be appropriately screened as required of parking areas.

## **Article IX. Site Plan Reviews**

### **§ 201-905. Authority.**

The Planning Board is hereby authorized to review and approve, approve with modifications, or disapprove site plans pursuant to Village Law § 7-725-a in accordance with the standards and procedures set forth in this chapter.

### **§ 201-910. Applicability.**

All uses designated as requiring site plan review shall have a site plan approved by the Planning Board, with any and all applicable modifications/conditions satisfied prior to the issuance of a zoning permit and a certificate of compliance by the Zoning Officer.

The adaptive reuse of a building may not require a Site Plan Review if said project is deemed by the Zoning Official to meet the definition of adaptive reuse and the Zoning Official feels the project does not warrant a review.

### **§ 201-915. Application.**

The Zoning Officer shall refer any application for a zoning permit which also requires a site plan review to the Planning Board. An application for a site plan review shall be filed with the Planning Board, and the appropriate fee as determined by the fee schedule adopted by Village Board resolution, shall be paid at the time of application submittal. Three copies of the application and site plans shall be provided which shall include the following:

- A. Name and address of applicant and owner, if different, and of the person responsible for preparation of drawings;
- B. Date, North point, written and graphic scale;
- C. Boundaries of the site plotted to scale, including distances, bearings, and areas;
- D. Locator map showing the site in relationship to the Village;
- E. Location and ownership of all adjacent lands as shown on the latest tax records;
- F. Location of all zone district boundaries;
- G. Location, name, and existing width of adjacent streets;

- H. Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use or adjoining the property;
- I. Complete outline of existing or proposed deed restrictions or covenants applying to the property;
- J. Existing hydrologic features together with a grading and drainage plan showing existing and proposed contours at a maximum of five-foot intervals, demonstrating no adverse effect of stormwater runoff to neighboring properties.
- K. Location, proposed use, and height and dimensions of all buildings including the number and distribution by type of all proposed dwelling units, and the designation of the amount of gross floor area (the total interior floor area of a building, multiplied by the number of floors) proposed for retail sales and services, office and other commercial or industrial activities;
- L. Location and design of all parking and loading areas including access, egress drives, fire lanes, and emergency access areas;
- M. Provision for pedestrian access, including public and private sidewalks;
- N. Location of outdoor storage;
- O. Location and design of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences;
- P. Description of the method of securing public water supply and disposing of sewage, and the location and design of such facilities;
- Q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy;
- R. Location, proposed materials, size and design of all proposed signs;
- S. Location and design of outdoor lighting facilities;
- T. General landscaping plan and planting schedule, including the location and proposed development of all buffer areas;
- U. Erosion and sediment control plan conforming to the standards and practices contained in the USDA Soil Conservation Service Engineering Field Manual (EFM) and New York Guidelines for Urban Erosion and Sediment Control, or other erosion and sediment control manual recognized by the Planning Board;
- V. An agricultural data statement pursuant to Village Law§ 7-739, when applicable;
- W. A statement of the nature and extent of the interest of any state employee, or officer or employee of the Village in the applicant pursuant to General Municipal Law§ 809, when applicable;
- X. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6 NYCRR Part 617;
- Y. DEC jurisdictional determination pursuant to Article 24 (Freshwater Wetlands) and Article 15 (Protection of Waters), or written confirmation from DEC that no permit or approval is required for the proposed footprint expansion or land disturbance.
- Z. Other elements integral to the proposed development as considered necessary by the Planning Board.
- AA. For Adaptive Reuse proposals, identify all proposed sub-uses. The Special Use Permit must clearly acknowledge all authorized sub-uses on its face, confirming that the project includes multiple concurrent uses.

## **§ 201-920. Waiver of submission requirements.**

The Planning Board may waive any of the submission requirements listed in § 201-915 above where it deems that the information is either not applicable or unnecessary to a particular site plan review.

## **§ 201-925. Environmental impact review.**

The Planning Board shall be responsible for the completion of an environmental assessment form (EAF) for each application for site plan review. The Planning Board shall be responsible for compliance with 6 NYCRR Part 617 (State Environmental Quality Review Act regulations) in cooperation with other involved agencies in the review of any site plan.

## **§ 201-930. Review.**

Upon a determination by the Planning Board that the application for a site plan review is complete, the Board shall review the site plan, taking into consideration the objectives for site plan review as outlined in § 201-935 and the general standards for all uses as outlined in **Chapter 201, Article V**.

## **§ 201-935. General review criteria.**

The Planning Board shall require that all site plans comply with the following general review criteria:

- A. That the site is designed in the interests of the public health, safety, welfare, and comfort and convenience of the public in general, the residents of the proposed development, and the residents of the immediate surrounding area;
- B. That the site is designed to be in harmony with the master/comprehensive plan for the community;
- C. That parking areas are adequate for the intended level of use, and arranged and screened to minimize negative impacts on adjacent properties;
- D. That access to the site is safe and convenient and relates in an appropriate way to both the internal circulation on the site as well as the Street System;
- E. That the internal circulation of the site is arranged so as to minimize impacts on the Street System;
- F. That the site is suitably landscaped, and appropriately screened from adjacent properties and the street so as to protect the visual character of the area and to minimize negative impacts on adjacent properties and the neighborhood;
- G. That any activities on the site which are incompatible with adjacent properties are suitably buffered so as to minimize negative impacts on such adjacent properties;
- H. That signs, site lighting, and the locations of all buildings and structures are in keeping with the character of the neighborhood;
- I. For projects located within the VC, NC-1, and NC-2 Zones, the Planning Board shall also consider the applicable recommendations of the Lewis County Downtown Design Guide when evaluating building design and exterior improvements.
- J. That any changes to existing drainage patterns, or increased drainage due to development activity, has no negative impacts on adjacent property or municipal infrastructure;

- K. That proposed water supply and sewage disposal facilities are adequate;
- L. That development activity complies with all other standards and requirements of this chapter.

### **§ 201-940. Area variance.**

During the course of the review, should the Planning Board determine that a site plan approval may not be feasible without the granting of an area variance as defined by Village Law § 7-712, the Planning Board may, at its discretion, refer the application and site plans to the Zoning Board of Appeals for the consideration of such variance. Additional fees may apply at the applicant's expense.

### **§ 201-945. Public hearing.**

The Planning Board shall conduct a public hearing unless the public hearing is waived in accordance with § 201-955. Such public hearing shall be conducted within 62 days of the receipt of the completed application for a site plan review and shall be advertised at least five days before the hearing in a newspaper in general circulation in the Village. A notice of the hearing shall be mailed to the applicant at least 10 days before the hearing.

### **§ 201-950. Referral to County Planning Board.**

At least 10 days before the public hearing, the Planning Board shall refer all site plan review matters that fall within those areas specified under General Municipal Law § 239-m to the County Planning Board. This shall include any use that falls within 500 feet of the following: the boundary of the Village; a State or County Park or recreation area; a State or County Highway or expressway; a State- or County-owned drainage channel; State or County land where a public building or institution is located; or a farm operation in an agricultural district. If the County Planning Board does not respond within 30 days from the time it received a full statement on the referral matter, then the Planning Board may act without such report.

### **§ 201-955. Waiver of public hearing.**

The Planning Board may waive the public hearing. Such waiver shall not be allowed in any one of the following circumstances:

- A. The use requires a special use permit pursuant to this chapter;
- B. The use is a Type I SEQR action and the use is determined by the Planning Board to have environmental significance;
- C. The use is over 1,000 square feet of floor or ground area;
- D. The use is over 35 feet in height;
- E. The use requires an increase or change in public water supply facilities, sewerage facilities, drainage facilities, sidewalks, streets, curbs, gutters, or other public improvements;
- F. The use is determined by the Planning Board to be of a publicly controversial nature; or
- G. The applicant has requested a public hearing.

### **§ 201-960. Final action.**

- A. Within 62 days of the public hearing, or within 62 days of the acceptance of a complete application by the Planning Board where such hearing has been waived pursuant to § 201-955 above, the Planning Board shall act on the site plans. The time within which the Planning Board must render its decision may be extended upon mutual consent of the applicant and the Planning Board. The action of the Planning Board shall be in the form of a written statement to the applicant stating whether or not the site plans are approved, approved with modifications, or disapproved. In its approval, the Planning Board shall have the authority to impose such reasonable conditions and restrictions on the issuance of a zoning permit for the application as are directly related to and incidental to a proposed site plan. The full decision of the Planning Board with applicable conditions shall be filed in the office of the Village Clerk and a copy provided to the applicant and Zoning Officer within 10 business days.
- B. If the site plan review is approved, and upon payment by the applicant of all fees and reimbursable costs due the Village, the Planning Board shall endorse its approval on a copy of the application and site plans. Should the proposal change prior to project completion, the Planning Board shall be notified in writing immediately with all relative change details. The Planning Board will determine whether the change is substantive enough to warrant another review.
- C. If the site plans are approved with modifications, the Planning Board shall specify in the statement all modifications to be made. Upon payment by the applicant of all fees and reimbursable costs due to Village, and upon approval of the modified application and site plans, the Planning Board shall endorse its approval on a copy of the application and site plans. Should the proposal change prior to project completion, the Planning Board shall be notified in writing immediately with all relative change details. The Planning Board will determine whether the change is substantive enough to warrant another review.
- D. If the site plans are disapproved, the statement shall contain the reasons for such findings. In such case, the Planning Board may recommend further study of the application and resubmission after it has been revised or redesigned.
- E. Any use or structure for which a zoning permit has been issued that has not substantially commenced within one year of the issuance of the respective permit becomes null and void. Such permits may be renewed upon additional fees unless there have been any changes to the proposal. If changes have been made to the proposal see § 201-1320 E.

## **§ 201-965. Report to County Planning Board.**

Within seven days of final action on any matter referred to the County Planning Board pursuant to § 201-950 above, the Planning Board shall provide a report of the final action with all conditions, if any, to the County Planning Board.

## **Article X. Site Review Standards**

### **§ 201-1010. Site Plan Review Standards.**

All uses reviewed by the Planning Board pursuant to this article shall conform to the standards of all applicable sections within **Article X**.

### **§ 201-1020. Access.**

Access to all sites shall be consistent with the standards set forth in Policy and Standards for Entrances

to State Highways, as revised and published by the New York State Department of Transportation.

### **§ 201-1030. Lighting.**

- A. In NC-1, NC-2, AC, P, VC, and I zones- exterior site lighting shall be planned, erected, and maintained so the light is confined to the property and will not cast direct light or glare upon adjacent residential properties or public rights-of-way.
- B. Light levels at lot lines or street lines adjoining either residentially developed land or residential zones shall not exceed 0.6 footcandles, measured at ground level. High-intensity lighting shall not be permitted.
- C. Architectural lighting shall be shielded and developed as necessary to adequately promote business operation and public safety. Floodlighting and dramatic landscape lighting shall be minimized and used only for specific effects as noted by the developer on the lighting plan.
- D. Pole lighting shall be no taller than thirty feet in height, measured from the base at ground level to the top of the structure.

### **§ 201-1040. Screening of storage and collection areas.**

- A. Open storage areas, exposed machinery, and outdoor areas used for the storage and collection of rubbish shall be visually screened from streets and surrounding land uses.
- B. Suitable types of screening include opaque and semi-opaque wood or vinyl fences (such as board on board) and dense, mixed evergreen, and/ or deciduous hedges of a height necessary to screen the intended use. The screening shall be sufficient to screen the site in all seasons.
- C. In locations where potential health or safety hazards may arise, such as rubbish storage/collection areas, a solid wooden fence, six feet in height, is required to deter children and animals from entering the premises. Where new fencing would create a continuous surface greater than 10 feet in length, the visual expanse of bare fence shall be alleviated by plant groupings, consisting of mixed evergreen and/ or deciduous shrubs and trees.

### **§ 201-1050. Continuation of streetscape.**

All land uses where practical shall provide sidewalks, street trees, and planted areas along streets in keeping with the pattern established for the street and neighboring properties. The DPW Superintendent, with assistance from the Village Mayor, shall provide a written determination of whether sidewalk continuations, street trees, and planted areas along streets will be required per application.

All building façade improvements, exterior alterations, signage, and streetscape-facing site features within the Village Center (VC), Neighborhood Commercial 1 (NC-1), and Neighborhood Commercial 2 (NC-2) Zones shall be reviewed for consistency with the *Lewis County Downtown Design Guide*. The Planning Board shall apply the Guide as an advisory but persuasive design standard to ensure compatibility with the historic and architectural character of the Village core.

### **§ 201-1060. Buffer area requirements.**

- A. Side and rear yard buffer areas shall be required as landscaping area to any nonresidential use abutting a residential or public area lots in zones R, NC-1, NC-2, AC, P, and I. Buffering shall apply whether the principal or accessory use of the parcel abuts a residential/ public area lot however the buffer may be limited to the area of impact surrounding the proposed development.

- B. Buffer areas shall be of such width and landscaping as to eliminate the impacts of objectionable lights, noise, smoke, odor, and aesthetics.
- C. Buffer area landscaping shall take the form of shade trees, deciduous shrubs, evergreens, well-kept grassed areas or ground cover. One shade tree at least eight feet in height and at least two inches in diameter measured at a point six inches above finished grade level shall be planted no nearer than five feet to any lot line, for each 500 square feet of required landscaped area; and one deciduous shrub or evergreen shall be planted for each 200 square feet of required landscaped area.

## **§ 201-1070. General landscaping and screening requirements.**

- A. Landscaping and screening plans shall specify the types of vegetative materials, planting schedule and minimum sizes, and shall be designed to provide suitable cover within three years of time of installation. Material will be selected to provide year-round coverage suitable to the climate.
- B. All vegetation shall be maintained in a healthy state and condition by the owner, with ground cover or grassed areas, and damaged and dead shrubs and trees shall be removed and replaced at the property owner's expense.
- C. In the VC, NC-1, and NC-2 Zones, overall site and building design—including façade treatments, awnings, window configurations, materials, lighting, and streetscape relationships—shall be reviewed for consistency with the *Lewis County Downtown Design Guide*. The Guide shall serve as an adopted reference document to assist the Planning Board in evaluating aesthetic compatibility and promoting cohesive Village character.

## **§ 201-1080. Stormwater Prevention**

- A. All actions requiring site plan review and special use permit proposals must include a grading and drainage plan that directs stormwater runoff to appropriate on-site facilities without causing adverse impacts to neighboring properties. The Drainage Plan should be reviewed and approved by the DPW Superintendent prior to Board approval. Upon submittal of Drainage Plans, the DPW Superintendent will schedule a site visit to review, evaluate, and assess current stormwater accommodations and functionality along with the provided drainage plans and proposed site plan. The DPW Superintendent will provide either written approval, approval with modifications, or denial of the provided drainage plans. This provision excludes adaptive reuse of an existing buildings.
- B. Impervious surface coverage- (to include driveways, sidewalks, and parking areas) for all lots shall not exceed 30% of the lot area. New driveways, sidewalks, and other impervious surfaces should incorporate permeable materials where feasible.
  - i. Increased lot coverage allowances could be made if the project sponsor implements advanced stormwater management measures like underground retention systems or substantial green infrastructure upon mutual agreement of the Village Board after the Village Engineer and/or Lewis County Soil and Water Conservation District has evaluated such measures for adequacy, impact, and any other relevant data. Any additional costs for expertise shall be borne by the applicant before permit approvals may be issued.
- C. A minimum 50-foot vegetated buffer zone shall be maintained along all streams, wetlands, and watercourses. No construction, grading, or disturbance is permitted within this buffer area.
- D. All site plan review applications involving the development or redevelopment of sites one acre or more shall include a Stormwater Management Plan detailing how the site will manage runoff and prevent pollution during and after construction.

## **Article XI. Special Use Permits**

### **§ 201-1110. Authority.**

The Planning Board is hereby authorized to review and approve, approve with modifications, or disapprove special permits pursuant to Village Law § 7-725-b in accordance with the standards and procedures set forth in this chapter.

### **§ 201-1120. Applicability.**

All uses designated as requiring a special use permit shall have a special use permit and a site plan review approved by the Planning Board prior to the issuance of a zoning permit or a certificate of compliance by the Zoning Officer.

### **§ 201-1130. Application and review procedure.**

The Zoning Officer shall refer any application for a zoning permit which also requires a special use permit to the Planning Board. All applications for special use permits shall be submitted and reviewed following the procedures for site plan reviews as provided in **Article IX** of this chapter.

### **§ 201-1140. Review Criteria.**

- A. In considering and acting on special use permits, the Planning Board shall consider the public health, safety, welfare, and comfort and convenience of the public in general, the residents of proposed developments, and the residents of the immediate surrounding area.
- B. The Planning Board may prescribe such appropriate conditions and safeguards as may be required in order that the results of its action shall, to the maximum extent possible, further the accomplishment of the following objectives:
  - (1) **Compatibility:** That the proposed use is of a character compatible with the surrounding neighborhood and in harmony with the comprehensive plan for the community.
  - (2) **Public Facilities:** That the public facilities to service the proposed use, including water supply, sewage disposal, drainage facilities, and street facilities, and any other utilities and public services are adequate for the intended level of use.
  - (3) **Other requirements:** That the proposed use complies with all requirements for site plans as specified in **Article X** of this chapter and any other special requirements as may be set forth for the use in this chapter and any conditions deemed appropriate to ensure public health, safety, and welfare of the residents.

## **Article XII. Nonconformities**

### **§ 201-1210. Intent.**

The intent of this article is to recognize lots, structures and uses of land and structures which legally existed prior to the enactment or subsequent amendment of this chapter which would be prohibited or unreasonably restricted by the requirements herein. All rights of nonconformity shall continue regardless of the transfer of

ownership of nonconforming lots, structures or uses.

### **§ 201-1220. Nonconforming lots.**

Any lot held under separate ownership prior to the enactment or amendment of this chapter, and having a width, depth or area less than the minimum requirements set forth in this chapter, may be developed for any use (unless stated otherwise) allowed in the zone in which it is located, provided that such lot has sufficient width, depth and area to undertake development which will:

- A. Maintain the required minimum front yard;
- B. Maintain at least 2/3 of the required minimum side and rear yards; and
- C. Not exceed the maximum permitted lot coverage.

### **§ 201-1230. Nonconforming structures.**

No structure which by the enactment or amendment of this chapter is made nonconforming or placed in a nonconforming situation with regard to yard sizes, lot coverage, height or any requirement of this chapter, other than the use to which it is put, shall be changed so as to increase its nonconformity. If a structure is nonconforming as to use, see § 201-1240 below. Any such nonconforming structure may be used for any compatible use listed for the zone in which it is located.

### **§ 201-1240. Nonconforming uses of land or structures.**

Any use of land or structures which by the enactment or amendment of this chapter is made nonconforming may be continued on the premises and to the extent preexisting provided that:

- A. Any change in use of land or a structure which by enactment or amendment of this chapter is made non-conforming is prohibited.
- B. Any alteration or enlargement of use which by enactment or amendment of this chapter is made non-conforming is prohibited.
- C. The only use constitutionally protected is the specific use that existed at the time it became nonconforming. This is to include the same customer/traffic volume at the time that the use became nonconforming.

### **§ 201-1250. Nonconforming structures damaged or destroyed.**

Any structure which is nonconforming as to use, yard sizes, lot coverage, height or any other requirement of this chapter, which is damaged or destroyed by fire or other hazard, may be repaired, restored or reconstructed provided that such work is undertaken within one year of the date on which the damage or destruction occurred (this period may be extended with Planning Board approval). No such work shall increase the nonconformity of the structure.

### **§ 201-1260. Nonconforming manufactured homes.**

- A. A nonconforming manufactured home that has been removed from a premises may be replaced using the same approved foundation, with another similar sized manufactured home within

twelve (12) months of the removal of the original manufactured home.

- B. A nonconforming manufactured home park shall not be expanded so as to occupy a greater area of land, or so as to increase the number of manufactured homes on the site.

## **§ 201-1270. Nonconforming Short-Term Rentals.**

Lewis County Local Law No. 6 of 2019, regulating short-term rentals, was filed with the New York State Department of State on November 6, 2019 and was amended, via Local Law No.8 of 2025. Accordingly, any short-term rental established after that original filing date, November 5, 2019, without compliance with said law shall be deemed a violation and shall not constitute a lawful nonconforming pre-existing use under this Zoning Law. Acceptable evidence of compliance shall be limited to Certificates of Registration for Occupancy Tax issued by the Lewis County Treasurer.

Any previously nonconforming STR's that have lapsed from the required Lewis County Registration shall no longer be considered nonconforming.

All short-term rentals operating as lawful nonconforming uses must comply with the requirements of this Local Law, including the submission of a Short-Term Rental Permit Application, no later than their next Lewis County Registration renewal date. Nonconforming status shall terminate on that date, either because the use has become fully compliant or, if compliance is not achieved, because the use becomes subject to enforcement under current regulations.

## **Article XIII. Administration and Enforcement**

### **§ 201-1305. Zoning permits required.**

No land-use activity as listed below shall be carried out until a zoning permit has been issued by the Zoning Officer stating that the proposed building, structure, use of land, or development activity complies with the requirements of this chapter: For permit requirements for specific uses refer to **Schedule A, 201 Attachment 1**.

- A. Erection, re-erection, or movement of a building or structure;
- B. Change of the exterior structural dimensions of a building or structure;
- C. Change in use of land, buildings or structures through the establishment of a new use, or through the expansion or enlargement of an existing use;
- D. The resumption of any conforming use which has been discontinued for a period of three years or longer;
- E. Establishment or change in dimensions of a parking area for nonresidential or multifamily residential uses;
- F. Placement of a sign as regulated in **Article VII** of this chapter;
- G. Placement of above- or below-ground pools;
- H. Change in the contours of land or land disturbance. (The Zoning Official may defer to the DPW Superintendent.)

### **§ 201-1310. Zoning permit exceptions.**

A zoning permit shall not be required for:

- A. Accessory structures with less than one hundred and forty-four (144) square feet,

- unless over fifteen (15) feet in height;
- B. Exempt signs listed in **Article VII** of this chapter;
  - C. Fences or walls complying with **§ 201-585** of this chapter;
  - D. Interior structural alterations or routine maintenance and improvement that does not expand the exterior dimensions of the structure (e.g., roofing, window replacement, siding replacement, etc.);
  - E. Minor accessory structures, including but not limited to: posts, sidewalks, driveways, flagpoles, playground equipment, etc.
  - F. Family day-care homes, group family day-care homes, and school-age child-care programs;
  - G. Re-erection of a porch or deck of the same size and dimensions of the original structure in the same location;
  - H. Nonstructural agriculture and forest management uses.

### **§ 201-1315. Temporary zoning permits.**

[Amended 5-20-2020 by L.L. No. 3-2020]

Temporary zoning permits may be issued upon approval of the Zoning Officer for a period not to exceed twelve (12) months. Such permit may be renewed once for a period no greater than twelve (12) months. Such temporary zoning permit shall be conditioned upon agreement by the applicant to remove any nonconforming uses or structures upon expiration of the permit. The Zoning Officer may place such appropriate conditions on the use so as to protect the character of the surrounding area. Temporary permits may be issued for the following uses:

- A. Temporary uses incidental to a construction project;
- B. Temporary real estate sales offices incidental to a subdivision;
- C. Temporary roadside stands for the sale of agricultural products grown on the premises;
- D. Temporary retail sales events less than or equal to 1,000 square feet in ground area (not including community events);
- E. Other similar temporary incidental uses.

### **§ 201-1320. Application procedure for zoning permits.**

- A. Applications for zoning permits shall be submitted to the Zoning Officer and shall include three copies of a layout or plot plan showing the actual dimensions of the lot to be used; the size and location on the lot of existing and proposed structures and accessory structures; the setbacks of structures from all lot lines, street lines, mean high water lines of lakes, streams, ponds and wetlands, and any other features of the lot; and such other information as may be necessary to provide for the enforcement of this chapter. This information, and other relevant application data, shall be provided on forms issued by the Zoning Officer.
- B. When establishing measurements to meet the required setbacks and yard sizes, the measurements shall be taken from the lot line, street line, or nearest mean high-water line to the furthest protruding part of the use or structure.
- C. The Zoning Officer shall take action to approve or disapprove the application within 10 days of the receipt of a completed application by the Zoning Officer and the payment of all fees.

- D. Any use or structure for which a zoning permit has been issued that has not substantially commenced within one year of the issuance of the respective permit is thus considered expired. Such zoning permits may be renewed upon additional fees unless there have been any changes to the proposal. If changes have been made to the proposal, see § 201-1320 E.
- E. If changes to a proposal occur before project completion, the Planning Board shall determine whether another review is warranted or the initial review is adequate. Decisions shall be noted in the official record.

### **§ 201-1325. Permit fees.**

- A. A Fee will be determined by the Lewis County Buildings and Fire Codes Department as the Village Zoning Officer and shall be paid for each zoning permit. The Planning Board Secretary will determine the appropriate fee as determined by the Village Board via resolution for short term rental permit, site plan review or special use permit. Applications will not be considered complete until all appropriate fees are paid.
- B. The Planning Board may retain consulting services from engineers, architects, landscape architects, lawyers, planners, or other professional services during the course of site plan reviews and special use permit reviews conducted pursuant to this chapter. The applicant shall pay any actual costs attributable to a consultant's review of an application as well as any additional Planning Board Meetings. The Planning Board may require the applicant to deposit such funds as may be necessary to pay for these services with the Planning Board in advance.

### **§ 201-1330. Certificate of compliance.**

No use or structure requiring a zoning permit shall be occupied, used, or changed in use until a certificate of compliance has been issued by the Zoning Officer stating that the use or structure complies with the provisions of this chapter. All certificates of compliance shall be applied for concurrently with the application for a zoning permit and shall be issued within 10 days after completion of the project and demonstrating compliance with the provisions of this chapter.

### **§ 201-1335. Temporary certificate of compliance.**

A temporary certificate of compliance may be issued for up to 180 days to allow appropriate weather to complete certain conditions of approval. If all conditions of approval are not met within 180 days from the issuance of the temporary certificate of compliance, the Zoning Official shall revoke the certificate of compliance and related permits.

Such temporary certificate may be renewed once, with a justifiable reason (being too busy or similar is not an acceptable reason) upon a written request no less than 30 days before the certificate's expiration.

### **§ 201-1340. Unapproved lots.**

No zoning permit or certificate of compliance shall be issued for any use or structure on any lot which has been filed in the Office of the County Clerk after January 1, 1994, unless such lot is included in a plat which has been approved by the Planning Board and filed with the Office of the County Clerk, or was exempt from said law at the time of filing.

## **§ 201-1345. Zoning Officer.**

This chapter shall be enforced by the Zoning Officer, who shall be appointed by the Village Board. The duties of the Zoning Officer shall be to:

- A. Determine which type of permit review is required;
- B. Approve and disapprove zoning permits and certificates of compliance;
- C. Scale and interpret zone boundaries on the Zoning Map;
- D. Refer appropriate matters to the Zoning Board of Appeals, Planning Board, or Village Board;
- E. Revoke zoning permits or certificates of compliance where there is false, misleading, or insufficient information or where the applicant has varied from the terms of the application;
- F. Investigate violations, issue stop-work orders and appearance tickets, and refer violations to the Justice Court or the Village Board;  
[Amended 8-18-2021 by L.L. No. 7-2021]

## **§ 201-1350. Zoning Board of Appeals.**

- A. A Zoning Board of Appeals is hereby created pursuant to Village Law § 7-712. The zoning board of appeals shall have all the power and duties prescribed by Village Law § 7-712 and by this chapter, which are more particularly specified as follows:
  - (1) Interpretations: Upon appeal from a decision by the Zoning Officer, to decide any question involving the interpretation of any provision of this chapter, including determination of the exact location of any zone boundary.
  - (2) Variances: Upon appeal from a decision by the Zoning Officer, or upon referral by the Planning Board, to vary the strict application of any of the requirements of this chapter.
- B. All applications for interpretations and variances shall be made and reviewed in compliance with the administrative regulations established by the Zoning Board of Appeals.
- C. The Village Board shall have the option to enter into an inter-municipal agreement for a cooperative Zoning Board of Appeals constituted of five to seven members, whose members shall be appointed in accordance with the terms of the Inter Municipal Cooperation Agreement.  
[Added 6-20-2018 by LL. No. 3-2018]

## **§ 201-1355. Planning Board.**

The Planning Board shall have the following powers and duties with respect to this chapter:

- A. Provide action on site plans review request- Disapprove, approve or approve with modifications.
- B. Provide action on special use permits- Disapprove, approve, or approve with modifications.
- C. The Village Board shall have the option to enter into an inter-municipal agreement for a cooperative Planning Board constituted of five to seven members, whose members shall be appointed in accordance with the terms of the Inter Municipal Cooperation Agreement.  
[Added 6-20-2018 by LL. No. 3-2018]
- D. The Planning Board shall provide decisions with all conditions on applications in writing via email to the Village Clerk within ten (10) business days.

- E. The Planning Board shall provide all decisions with all conditions on applications in writing via email to the Zoning Office within ten (10) business days; to ensure permits are not issued until conditions are satisfied.

## **§ 201-1360. Filing of records.**

- A. A copy of all zoning permits, temporary zoning permits, certificates of compliance, notices of violation, and stop-work orders shall be filed in the Office of the Village Clerk, upon issuance by the Zoning Officer within 30 calendar days.
- B. A copy of all decisions of the Zoning Board of Appeals shall be filed in the Office of the Village Clerk within five business days of the decision of the board.
- C. A copy of all decisions of the Planning Board shall be filed in the Office of the Village Clerk within ten (10) business days of the decision of the Board.
- D. All such records shall be available for the inspection of the public.

## **§ 201-1365. Violations and penalties.**

- A. Whenever a violation of this chapter occurs, any person may file a complaint in regard thereto. All such complaints shall be in writing and shall be filed with the Zoning Officer who shall properly record and investigate such complaints in a timely manner. If the complaint is found to be valid, the Zoning Officer shall issue a stop-work order requiring all work to cease until the violation is corrected. If the violation is not corrected within the specified time, the Zoning Officer shall take action to compel compliance.
- B. Pursuant to Criminal Procedure Law § 150.20(3), the Zoning Officer is hereby authorized to issue an appearance ticket to any person causing a violation of this chapter and shall cause such person to appear before the Justice Court.  
[Amended 8-18-2021 by LL. No. 7-2021]
- C. Pursuant to Municipal Home Rule Law § 10 and Village Law § 7-714, any person, firm, or corporation who commits an offense against, disobeys, neglects, or refuses to comply with or resists the enforcement of any of the provisions of this chapter shall, upon conviction, be deemed guilty of a violation and subject to fine and/or imprisonment. Any violation of this chapter is an offense punishable by a fine not exceeding \$350 or imprisonment for a period not to exceed six months, or both for conviction of a first offense; for conviction of a second offense, both of which were committed within a period of five years, punishable by a fine not less than \$350 nor more than \$700 or imprisonment for a period not to exceed six months, or both; and, upon conviction for a third or subsequent offense, all of which were committed within a period of five years, punishable by a fine not less than \$750 nor more than \$1,000 or imprisonment for a period not to exceed six months, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter shall be deemed misdemeanors and for such purpose only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.
- D. The Village Board may maintain an action or proceeding in the name of the Village in a court of competent jurisdiction to compel compliance with or restrain by injunction the violation of this chapter.

## **Article XIV. Miscellaneous Provisions**

### **§ 201-1410. Amendments.**

The Village Board may amend the provisions of this chapter pursuant to Village Law § 7-708 and Municipal Home Rule Law Article 3 after public notice, public hearing, compliance with the State Environmental Quality Review Act regulations (6 NYCRR Part 617), and following appropriate referral to the County Planning Board pursuant to General Municipal Law § 239-m.

### **§ 201-1420. Interpretation.**

Interpretation and application of the provisions of this chapter shall be held to be minimal requirements, adopted for the promotion of the public health, safety, or the general welfare. Whenever the requirements of this chapter differ from the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

### **§ 201-1430. Separability.**

Should any article, section, subsection, sentence or clause of this chapter be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

### **§ 201-1440. When effective.**

The provisions of this chapter shall take effect upon adoption and or filing with the Secretary of State.

## Schedule A

### ZONING ATTACHMENTS

201 Attachment 1  
Village of Lowville  
Permitted Uses

[Amended 2-17-2021 by L.L. No. 1-2021; 9-15-2021 by L.L. No. 5-2021; 7-20-2022 by L.L. No. 5-2022, 12-30-2024 by L.L No. 3-2024, By L.L No. 5-2025)

LAND USE	P/O/S	R	NC-1	NC-2	VC	AC	I
Accessory dwelling unit		X	X	X			
Accessory structure or use		X	X	X	S	X	X
Adaptive Reuse		SP**	SP**	SP**	S**	SP**	SP**
Adult entertainment use							SP
Agricultural use		X					
Apartment complex		SP	SP	SP			
Bed-and-breakfast inn		S	S	S	S		
Blast furnace							
Boarding house		S	S	S	S		
Brewpub				SP	SP		
Bulk storage, explosives							
Car wash						S	S
Cemetery	X						
Club			SP	SP	SP	S	
Community center		SP	SP	SP	S	S	S
Contractors yard				SP		SP	SP
Convenience store			SP	SP	SP	S	
Dav-care, child		S	S	S	S	S	
Dump							
Dwelling, group		S	S	S			
Dwelling, one-family		X	X	X	X		
Dwelling, two-family		X	X	X	X		
Dwelling, multiple family		SP	SP	SP	SP		
Essential facilities	SP	SP	SP	SP	SP	SP	SP
Funeral home			SP	SP	SP	SP	
Garage, public					S		S
Garage, repair						S	S
Gasoline outlet, retail						SP	SP
Geothermal Energy System		S	S	S	S	SP	SP
Hide tanning / curing plant							
Home-based business		X	X	X	X		
Hospital		SP	SP	SP	SP	SP	SP
Hotel			SP	SP	SP	SP	
Industrial use						SP	SP
Junkyard							
Landfill							
Landscaping Business			SP	SP		SP	SP
Light industrial use				SP	SP		
Machinery wrecking yard							
Manufactured home		X	X	X			
Manufactured home park		SP					
Mixed-use development			SP	SP	SP		
Mobility access ramps	X	X	X	X	X	X	X
Motel			SP	SP		SP	

201 Attachment 1  
Village of Lowville

Schedule A  
Permitted Uses (Continued)

LAND USE	P/O S	R	NC-1	NC-2	VC	AC	I
Office, business			S	S	S	S	S
Open space		S	S	S	S	S	S
Park	X						
Parking lot					SP	SP	SP
Principal solar energy system						SP	SP
Recreation, indoor			S	S	S	S	S
Recreation, outdoor		SP	SP	SP		SP	SP
Religious institution		SP	SP	SP	SP	SP	
Rendering plant							
Renewable Energy System							
Restaurant/bar			SP	SP	S	S	
Restaurant/no alcohol			SP	SP	S	S	
Retail sales and service, general			SP	SP	S	S	SP
Retail sales and service, large product						SP	SP
Short-Term Rental		X*	X*	X*	X*		
Slaughterhouse							
Small engine repair				SP		SP	SP
Small solar energy system		X	X	X	X	X	X
Smelter							
Smoke Shop/Tobacco Store						SP	
School		SP	SP	SP			
Truck terminal						SP	SP
Warehousing				SP		SP	SP
Wholesale trade						SP	SP

**Permitted Use Legend**

X= Zoning permit required

S= Zoning permit and site plan review required

SP= Zoning permit, site plan review, and special use permit required

Blank= Not allowed in this zone

X\* = Short-Term Rentals require a Short-Term rental permit, which functions similarly to a zoning permit.

\*\*= When applying Adaptive Reuse (AR), the Code Official must also specify all proposed sub-uses (e.g., retail, assembly). The Zoning Official shall indicate in the permit approval that the project involves **multiple concurrent uses** under the AR category, listing each permitted sub-use.

- Site plan review is only required if use is located in a newly constructed building, an addition or enlargement of an existing building or involves substantial structural changes to the exterior of an existing building, as opposed to reuse or adaptive reuse of an existing vacant building.
- Telecommunication Towers shall refer to the permitting requirements of Essential Facilities.
- **Any use not listed is assumed to be prohibited in all zones unless specifically stated within the corresponding use section.**

## 201 Attachment 2

### Village of Lowville

#### Schedule B Dimensional Requirements

[Amended 7-20-2022 by L.L. No. 5-2022, 12-30-2024 by L.L No. 3-2024, By L.L No. 5-2025)]

	<b>P/ OS</b>	<b>R</b>	<b>NC-1</b>	<b>NC-2</b>	<b>VC</b>	<b>AC</b>	<b>I</b>
Minimum lot size	20,000 square feet	9,000 square feet	9,000 square feet	9,000 square feet	-	12,500 square feet	12,500 square feet
Minimum frontage	-	70 feet	70 feet	70 feet	-	100 feet	100 feet
Minimum depth	-	125 feet	125 feet	125 feet	-	125 feet	125 feet
Front yard, minimum	-	Lesser of the front yard depths of buildings on the two lots adjoining a property			-	15 feet from ROW	15 feet from ROW
Front yard, maximum	-	Lesser of the front yard depths of buildings of the two lots adjoining a property plus 10 feet			-	100 feet from ROW	100 feet from ROW
Side yard minimum	-	8 feet	<u>8 feet</u>	<u>8 feet</u>	-	<u>15 feet</u>	<u>15 feet</u>
Rear yard minimum	-	30 feet	<u>30 feet</u>	<u>30 feet</u>	-	<u>15 feet</u>	<u>15 feet</u>
Maximum lot coverage	-	35%	<u>60%</u>	<u>60%</u>	<u>100%</u>	<u>60%</u>	<u>60%</u>
Principal/building minimum height**	-	-	<u>=</u>	<u>=</u>	<u>25 feet</u>	<u>=</u>	<u>=</u>
Principal building maximum height**	35 feet	35 feet	<u>35 feet</u>	<u>35 feet</u>	<u>60 feet</u>	<u>35 feet</u>	<u>50 feet</u>
Accessory building/structure maximum height***	35 feet	35 feet	<u>35 feet</u>	<u>35 feet</u>	<u>35 feet</u>	<u>35 feet</u>	<u>35 feet</u>

- If both adjoining parcels are vacant, the front yard depth shall be 10 feet to 30 feet from right-of-way (ROW).
  - The term "adjoining" shall mean contiguous parcels of land on the same side of the street as the property in question.

\*\* Refer to the definition of building height in § 201-230 for further guidance when determining building height.

\*\*\* Accessory structures limited to towers, silos, or similar structures, shall not exceed a height twice their distance from the lot line.

# 201 Attachment 3

## Village of Lowville

### APPENDIX A

[Amended 12-30-2024 by L.L No. 3-2024, By L.L No. 5-2025]

Sign Type	Permit Type	Removal (calendar days)
<b>Temporary Signs</b>		
Banner over public rights-of-way	Zoning permit	7 days after event
Contractor sign	None	7 days after project completion
Election sign	None	7 days after election
Inflatable sign	Zoning permit	1 day after event
Off-premises directional sign	None	7 days after event
On-premises seasonal advertising sign	None	7 days after end of season
Pennant	None	7 days after event
Personal message sign	None	1 day after event
Real estate sign	None	7 days after sale, rental, or lease
Sponsorship sign	None	7 days after end of season
Subdivision sign	None	1 year after subdivision approval
<b>Permanent Signs</b>		
Architectural features	None	
Address sign	None	
Flag and insignia	None	
Incidental trademark/product logo	None	
Murals	Site plan review	
Off-premises business/advertising sign	Zoning permit*	
On-premises business/advertising sign	Zoning permit*	
Parking sign	None	
Personal message sign	Zoning permit*	
Plaque	None	
Public sign	None	
Window sign	None	

\* Signs approved as part of a site plan review do not require separate zoning permits issued by the Zoning Enforcement Officer.