

LOCAL LAW NO. 1 OF YEAR 2007

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

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

SECTION 1. DEFINITIONS

Section 2.1 of Local Law No. 1 of the year 2004, heading "Definitions", is hereby amended to read as follows:

Definitions

The following words or phrases as used in this Law are defined as follows:

AGRICULTURE CROP - The raising and incidental storage of agricultural products (including farm crops, fruits, vegetables or nursery stock) for sale, gain or commercial purposes. This term does not include the processing, packaging and/or handling of agricultural products for sale off LOT as the PRINCIPAL USE.

AGRICULTURE LIVESTOCK - The raising of agricultural products (including livestock, poultry, dairy cattle, fur-bearing animals, bees, other such animals, and associated feed crops) for sale, gain or commercial purposes. This term does not include riding academy, PRIVATE STABLE or processing, packaging and/or handling of agricultural products as the PRINCIPAL USE.

AGRI-BUSINESS - A PRINCIPAL USE that involves the following:

- (1) Wholesale raising, processing, packaging or other handling of non-food plant crops such as annual and/or perennial plant production and may include minor retail sales as accessory USE; or
- (2) Any business that has as the primary function support service of active agricultural operations; or
- (3) Any business that provides processing, packaging, or handling of agricultural products to prepare them for transport to a manufacturing facility retail market. This USE does not include; cooking, canning, or other preparation of food stuffs, nor USE as a facility for the slaughter, processing and/or packaging of livestock, meat, and/or meat by-products for off-LOT sale.

AIRPORT - Any LOT, designed to be used and/or operated either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings.

ALTERATION - Any change, rearrangement, modification, addition or enlargement to a STRUCTURE, other than repairs.

AMUSEMENT CENTER - A continuous commercial USE in which six (6) or more mechanical, electrical or electronic machines or devices used or designed to be operated for entertainment or as a game, and either activated by the insertion of a coin or token for their operation or use of which a charge is made.

ANTENNA - A fixed-base STRUCTURE used for receiving or transmitting telephone, television or radio electro-magnetic signals from orbiting satellites or ground communications sources.

AQUIFER - An area consisting of saturated, permeable geologic material capable of yielding water to wells and springs.

ATTIC - That space of a BUILDING which is between the top of the uppermost floor construction and the underside of the roof. (See STORY)

APPLICANT - OWNER, representative or property developer of a LOT on which a DEVELOPMENT is proposed, and the DEVELOPER of such PARCEL.

AUTO SALVAGE YARD - See SALVAGE YARD.

BAR - A business establishment licensed by the State of New York to serve alcoholic beverages and which establishment is designed primarily for the consumption of such alcoholic beverages on the LOT, regardless of whether food or entertainment are provided as ACCESSORY USE.

BARRIER - A STRUCTURE and/or plant materials that obstruct visual and/or noise impact on a USE from another USE and which is located in a BUFFER.

BASEMENT - that portion of building that is partly or completely below grade.

BED AND BREAKFAST - A BUILDING containing a ONE UNIT DWELLING in which at least one (1), but not more than four (5), sleeping rooms are provided by the owner for compensation, for the accommodation of transient guests with no more than one (1) meal served daily and the entire service included in stated price.

BILL BOARD - See SIGN, OFF LOT.

BOARDING HOUSE - A BUILDING, other than a HOTEL/MOTEL or BED AND

BREAKFAST, containing a general kitchen and a general dining room, in which at least three, but no more than six (6), sleeping rooms are offered for rent, with or without meals, to non-transient guests. A lodging house, or rooming house shall be deemed a **BOARDING HOUSE**.

BUFFER - An area of land forming a physical separation between two USES.

BUILDING - Any **STRUCTURE** which is wholly or partially enclosed within exterior walls, is affixed to the land, has one or more floors and a roof, and is intended for occupancy or storage.

BUILDING AREA - The total of areas taken on a horizontal plane at the main grade level of the **PRINCIPAL BUILDING** and all **ACCESSORY BUILDINGS**, including open or enclosed porches, attached carport or garage but exclusive of terraces, and uncovered steps. Such horizontal area of each **BUILDING** is the area within, and circumscribed by, the exterior faces of the outer walls and/or architectural elements of the **BUILDING**.

BUILDING, ACCESSORY - An **ACCESSORY STRUCTURE** that is a **BUILDING**.

BUILDING GROUP - A group of two or more **PRINCIPAL BUILDINGS** and any **ACCESSORY BUILDINGS** occupying a **LOT** in one ownership and having any **YARD** in common.

BUILDING HEIGHT - the vertical distance from grade plane to the average height of the highest roof surface.

BUILDING, PRINCIPAL - A **BUILDING** where the **PRINCIPAL USES** of the **LOT** are conducted and situated.

BUILDING, SEMI-DETACHED - A **BUILDING** attached by a party wall to another **BUILDING**, normally of the same type, on another **LOT**, but having one **SIDE YARD**.

BULK - A term to describe the size, volume, area and shape of a **STRUCTURE** and the physical relationship of their exterior walls or their location to **LOT LINES**, other **BUILDINGS** and **STRUCTURES**, or other walls of the same **BUILDING**; and of all open spaces required in connection with a **STRUCTURE**, or **LOT**.

BULK STORAGE - Materials stored in large quantities which are dispensed in smaller units for use or consumption as regulated by NYS Department of Environmental Conservation (NYSDEC).

CAR WASH - A **BUILDING**, **LOT** or portions thereof where vehicles are washed either by the patron or others using machinery and mechanical devices specifically designed for this purpose.

CHURCH - See PLACE OF WORSHIP.

CLEAR VISION ZONE - A volumetric zone at an intersection of any combination of ROADS, DRIVES, INTERNAL DRIVES and DRIVEWAYS permitting visual line of sight and defined by a geometric sector of certain radius in a base plane in feet above FINISHED GRADE and by a zone height extending a certain number of feet above the base plane.

CLUB, MEMBERSHIP - An organization catering exclusively to members and their guests, and LOT and or BUILDING for social, educational, service, recreational or athletic purposes, which are not conducted primarily for gain, providing there are no vending stands, merchandising, or commercial activities except as when limited to the use of the membership or guests for the CLUB purposes.

CODE ENFORCEMENT OFFICER (CEO) - An official designated by the Village Board for the purpose of enforcing Codes, Laws, Ordinances, Rules, Regulations and conditions set by Resolution of the Village Board, Village Planning Board or Village Zoning Board of Appeals.

COMMERCIAL VEHICLE - Any vehicle with a net vehicle weight of five (5) tons or more and/or more than four (4) axles, or trailer longer than 18'-0" used or designed to be used for the commercial transportation of persons, goods, wares or merchandise.

COMMUNITY LANDMARK - Those structures deemed of historical or cultural significance by the Village of Watkins Glen.

CONDOMINIUM - A BUILDING or BUILDING GROUP, in which residential DWELLING UNITS or commercial or INDUSTRIAL units are owned individually, with common areas and facilities owned jointly by all the owners of individual space within the BUILDING or BUILDING GROUP.

CONSULTED AGENCIES - Each Government agency having decision-making authority applicable to a proposed DEVELOPMENT and private consultants designated by such governmental agency.

CONTRACTOR'S EQUIPMENT YARD - Any space, whether inside or outside a BUILDING, used for the storage or keeping of construction equipment, machinery, or vehicles, or parts thereof, and/or building materials, soil and/or stone stockpiles.

CONVALESCENT HOME - A BUILDING used for accommodation and care of persons receiving non-skilled, long-term care, meeting the New York State Department of Social Services (NYSDSS) definition of a proprietary facility. (See also NURSING HOME)

CONVENIENCE MART - A RETAIL USE that combines two PRINCIPAL USES on a single LOT; the sale of motor vehicle fuel and accessory substances, as well as the sale

of groceries.

COTTAGE INDUSTRY - A business or profession conducted as an ACCESSORY USE, which is clearly incidental to, or secondary to, a residential USE of a DWELLING UNIT and which; (a) does not change the character of the residential USE, (b) is carried out wholly within the enclosed walls of the DWELLING UNIT and/or an ACCESSORY STRUCTURE located on the same LOT as the DWELLING UNIT, and (c) is operated by a resident of the DWELLING UNIT and with up to three (3) employees who do not reside in the DWELLING UNIT.

COVERAGE - That LOT AREA, or percentage of LOT AREA, covered by BUILDINGS, including ACCESSORY STRUCTURES, and all other impervious surfaces.

DAY CARE OF ADULTS - Shall be as defined and licensed by the NYSDSS pursuant to the NYS Social Services Law and related Rules and Regulations.

DAY CARE OF CHILDREN - Shall be as defined and licensed by the NYSDSS, pursuant to the NYS Social Services Law and related Rules and Regulations, to include care provided for three or more children away from their own homes in a day care center, excluding those children receiving family day care as defined in this Law. Such care shall be for more than three (3) hours and less than twenty-four (24) hours per day per child to any child accepted for care therein. The term DAY CARE OF CHILDREN includes services provided, with or without, compensation or payment.

DAY CARE CENTER - A place, person association, corporation, institution, or agency which provides DAY CARE for children as defined and licensed by NYSDSS pursuant to the NYS Social Services Law and related Rules and Regulations. The name, description, or form of the entity which operates a day care center shall not affect its status as a day care center.

The term DAY CARE CENTER shall not refer to care provided in:

- (1) a day camp as defined in the State Sanitary Code (10 NYCRR Chapter I); or
- (2) an after school program operated by a PRIVATE SCHOOL or religious organization; or
- (3) a facility operated by a public school district or providing day services under an operating certificate issued by the Department of Mental Health.

DAY CARE, FAMILY HOME - DAY CARE provided in the caregiver's residence in accordance with NYSDSS Rules and Regulations.

DAY CARE, GROUP FAMILY HOME - DAY CARE provided in the caregiver's residence, in accordance with NYSDSS Rules and Regulations.

DENSITY - The minimum LOT AREA per permitted PRINCIPAL USE. (See BULK and DENSITY Control Schedule, Article 5)

DESIGN ENGINEER - An Engineer, Architect, Designer or Surveyor licensed to practice in the State of New York.

DEVELOPER - Any entity or person undertaking a proposed DEVELOPMENT.

DEVELOPMENT - Any man-made changes to improved or unimproved real estate, including but not limited to, the construction or reconstruction of BUILDINGS and/or STRUCTURES, impervious surfaces, construction of tanks or other STORAGE FACILITIES, pumps, pumping stations, waste treatment or disposal facilities, or commercial excavation, dredging, filling, mining, grading.

DISTRICT - That mapped portion of the Village within which specific USES are permitted, according to the designation applied thereto in Article 3 and the statement of intent set forth in Article 4, and in conformity with the requirements of this Law.

DRIVE - An improved way that provides, or is designed to provide, vehicular access between a ROAD and a PARKING AREA and/or an INTERNAL DRIVE.

DRIVE, INTERNAL - An improved way that provides or is designed to provide vehicular access between a DRIVE and one (1) or more USES on the same LOT.

DRIVE THROUGH USE - Any commercial or Business USE which includes an IMPROVEMENT such as a service window, booth or other like arrangement on the exterior of a PRINCIPAL or ACCESSORY STRUCTURE which is for drive-through or carry-out service.

DRIVEWAY - An improved way on a LOT containing a ONE-UNIT DWELLING and/or TWO-UNIT DWELLING and providing or designed to provide vehicular access between the residential USE and a ROAD and/or DRIVE or INTERNAL DRIVE.

DUMP - See SOLID WASTE DISPOSAL FACILITY.

DWELLING, IN-GROUND - A DWELLING UNIT that is constructed principally below the average FINISHED GRADE elevation of the LOT on which it is located and with at least one wall open for a height of at least six (6) feet and/or which provides for special light and ventilation design.

DWELLING, ONE-UNIT - A BUILDING containing one DWELLING UNIT that is;

- (1) Detached, having two SIDE YARDS, or
- (2) Semi-detached, having only one SIDE YARD and one common party wall.

DWELLING, TWO-UNIT - A BUILDING containing two DWELLING UNITS.

DWELLING, MULTI-UNIT - A BUILDING containing three or more DWELLING UNITS.

DWELLING UNIT - One or more rooms, connected together, with provision for living, cooking, sanitary and sleeping facilities arranged for the USES of one family or household. This shall include MOBILE HOMES, HOUSE TRAILERS and FACTORY MANUFACTURED HOMES provided they meet the requirements of this Law and the NYS Uniform Fire Prevention and Building Code. It shall not include a MOTEL, HOTEL or a BOARDING HOUSE.

EASEMENT - A recorded RIGHT OF WAY or right of use held by a person or entity and granted from the owner of a LOT.

FACTORY MANUFACTURED HOME - A DWELLING UNIT constructed off-site, consisting of one or more segments and designed to be affixed to and supported by foundation, as part of the real estate. Such DWELLING UNIT shall bear an insignia of approval issued by the Division of Housing and Community Renewal of the State of New York.

FAMILY - A household consisting of a single housekeeping unit occupied by one or more persons. (See the NYS Uniform Fire Prevention and Building Code)

FENCE - A STRUCTURE, constructed of wood, masonry, stone, wire metal or any other manufactured material or combination of materials, erected in the minimum SETBACK.

FLEA MARKET - A LOT or PARCEL with outdoor stalls, booths, or selling spaces used for the display or sale of used or new goods, wares, merchandise, antiques, collectibles and arts and crafts.

FINISHED GRADE - The elevation at which the finished surface of the surrounding LOT intersects the walls or supports of a BUILDING or STRUCTURE. If the line of intersection is not reasonably horizontal, the FINISHED GRADE, in computing height of a BUILDING and STRUCTURE, shall be the mean elevation of all FINISHED GRADE elevations around the periphery of the BUILDING.

FLOOR AREA - The aggregate sum of the gross horizontal area of the floor or several floors of the BUILDING or BUILDING GROUP, measured from the exterior walls or from the center-lines of walls separating the BUILDINGS. The FLOOR AREA of a BUILDING or BUILDING GROUP shall include:

(1) BASEMENT space.

(2) Elevator shafts and stairwells at each floor.

- (3) Floor space for mechanical equipment, with structural headroom of 7'6" or more.
- (4) Penthouses.
- (5) ATTIC space, whether or not a floor has actually been laid, providing structural headroom of 7'6" or more for at least 50% of the area.
- (6) Interior balconies and mezzanines.
- (7) Enclosed porch or attached garage.
- (8) ACCESSORY USE, exclusive of space for PARKING LOTS.

However, the FLOOR AREA of a BUILDING shall not include:

- (1) CELLAR space, except that cellar space used for retailing shall be included for the purposes of calculating requirements for accessory off-street parking spaces and accessory off-street loading berths.
- (2) Elevator and stair bulkheads, accessory water tanks, and cooling towers.
- (3) Floor space used for mechanical equipment, with structural headroom of less than 7'6".
- (4) ATTIC space, whether or not a floor has actually been laid, providing structural headroom of less than 7'6" for 50% of the area.
- (5) Uncovered steps and/or exterior fire escapes.
- (6) Terraces, breezeways, open porches, and outside balconies and open spaces.
- (7) Accessory off-street parking spaces.
- (8) Accessory off-street loading berths.

FOOTPRINT - The perimeter of STRUCTURE at ground level as depicted on a scaled drawing.

HEALTH CARE CLINIC - A place where medical, dental, vision, nutrition, physical therapy, chiropractic and other similar health services are furnished to persons on an out-patient basis by three (3) or more physicians or professional health care providers who have common offices in a BUILDING which may also offer laboratory/testing facilities, medical or surgical procedures, and similar health care services.

HELIPORT - Any LOT or other facility used or designed to be used, either publicly or

privately, by any person for the landing and taking off of helicopters, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings.

HOME OCCUPATION - An occupation or profession conducted as an ACCESSORY USE, clearly incidental and secondary to the Residential USE of a DWELLING UNIT and which does not change the character of the DWELLING UNIT, and which is carried on wholly within the enclosed walls of the DWELLING UNIT by only residents of the DWELLING UNIT and not more than (1) employee.

HOSPITAL - An institution for the care and treatment of sick and injured, equipped with technical facilities, medical, nursing and other professional and technical personnel necessary for diagnosis and treatment of persons suffering from sickness or injury who may require bed care. (See the NYS Public Health Law)

HOTEL/MOTEL - A BUILDING, or any part thereof, which contains living and sleeping accommodations for transient occupancy, which may have a common exterior entrance or entrances and which may or may not include dining and/or meeting facilities. This term shall not include a BED & BREAKFAST, or BOARDING HOUSE.

HOUSE TRAILER - A transportable, factory-built STRUCTURE designed to be used as a year-round DWELLING UNIT and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Requirements Act of 1974, which became effective June 15, 1976.

IMPROVEMENTS - Constructed or installed facilities, other than BUILDINGS including, but not limited to: DRIVES or INTERNAL DRIVES, utilities, PARKING AREAS, ROADS, the entire storm water management system and components, domestic and fire protection water supply, and public sewer, except those portions thereof that are the responsibility of the Village of Watkins Glen Department of Public Works, and other similar facilities needed to support the PRINCIPAL or ACCESSORY USE.

INN - A BUILDING containing a ONE UNIT DWELLING in which at least five (5) but not more than twelve (12), sleeping rooms are provided by the owner for compensation, for the accommodation of transient guests with more than one (1) meal served daily, and the entire service included in one stated price.

INDUSTRIAL USE - Any activity conducted in connection with the manufacture, assembly, disassembly, fabrication, painting, coating, resource recovery, storage or processing of materials or products.

KENNEL - Any LOT or STRUCTURE used or maintained for the boarding, breeding, sale, letting for hire or the commercial training of dogs and/or cats.

KINDERGARTEN Any place operated on a regular basis for the purpose of providing

New York State certified instruction for children at least five years of age by December 1 of the entry year and less than six years of age by the same date. The term school includes KINDERGARTEN.

LARGE TREE - A live deciduous tree that is a minimum of twelve (12") inches diameter breast height (dbh).

LOT - A measured unit of contiguous land, whether improved unimproved, having fixed boundaries and designated on a plat or survey devoted to a specific USE or occupied by a BUILDING or a BUILDING GROUP, united by a common interest, USE or ownership, which abuts and is accessible from a ROAD or DRIVE, and that is not divided by any existing ROAD or public RIGHT-OF-WAY.

LOT AREA - The total area within the LOT boundary lines excluding any area within a RIGHT-OF-WAY and any area within twenty-five (25) feet of the centerline of a PRIVATE ROAD.

LOT, CORNER - A LOT situated at the junction of and adjacent to two or more intersecting streets when the interior angle or intersection does not exceed 135 degrees.

LOT, COVERAGE - See COVERAGE.

LOT DEPTH - The mean distance from the FRONT LOT LINE to the REAR LOT LINE.

LOT LINE -The lines bounding a LOT.

LOT LINE, FRONT - A LOT LINE, which is coincident with the RIGHT-OF-WAY boundary line of a ROAD, other than a PRIVATE ROAD, or which is measured 25 feet from the centerline of a PRIVATE ROAD.

LOT LINE, REAR - A LOT LINE which is coincident with the line bounding the REAR YARD of a LOT.

LOT, THROUGH - A LOT which faces on two ROADS at opposite ends of the LOT and which is not a CORNER LOT.

LOT WIDTH - The width of a LOT measured along the minimum FRONT YARD SETBACK.

MALL - A BUILDING, or BUILDING GROUP, containing a combination of three (3) or more separate business and/or INDUSTRIAL USES. Multiple USES in a BUILDING in the Central Business ZONING DISTRICT shall not be considered a MALL.

MARINA - A LOT or any portion thereof that is adjacent to a waterbody and which provides docks, slips, etc. for the short-and/or long-term storage of boats and other

watercraft. Such USE may include boat and boat engine repair, sale of fuel and/or other accessories, sale of groceries and convenience items.

MICRO-BREWERY - Any establishment where a commercial beer brewing operation is conducted in conjunction with a STANDARD RESTAURANT.

MINI-STORAGE FACILITY - A BUILDING, or grouping of BUILDINGS designed and constructed with individual partitions or compartments for the storage of property. This definition shall not include the wholesale storage, warehousing, truck terminals, and/or other transfer facilities for goods, wares or merchandise.

MOBILE HOME - A DWELLING UNIT bearing a seal issued by the Federal Department of Housing and Urban DEVELOPMENT that is manufactured as a moveable DWELLING UNIT, which is designed to be transported on a single permanent chassis and to be installed on a site with or without a permanent foundation when connected to utilities. This definition does not include a RECREATION VEHICLE that may be registered by a Department of Motor Vehicle.

NOTICE OF COMPLIANCE - A NOTICE issued by the CEO upon completion of construction, alteration or change in occupancy classification pursuant to the NYS Uniform Fire Prevention and Building Code of a BUILDING and/or LOT. The Notice shall acknowledge satisfactory compliance with the requirements of this Law, any conditions of approval attached to such USE by an authorized Board of the Village, and any adjustments thereto granted by the Zoning Board of Appeals. This NOTICE is a permit to use the STRUCTURE and/or LOT in accordance with the approval.

NURSERY SCHOOL/PRE-KINDERGARTEN - A PRIVATE SCHOOL organized for the purpose of educating three (3) or more children less than seven (7) years of age for less than three (3) hours per day (although two (2) sessions may be held daily), and shall be registered and certified by the NYS Education Department. (See also DAY CARE CENTER)

NURSING HOME - A facility with a PRINCIPAL USE of nursing care as defined and regulated by the State of New York. (SEE also CONVALESCENT HOME).

OFFICE, GENERAL BUSINESS - A business, office or agency providing service to the general public or other offices and agencies, such as insurance brokers, real estate agents, computer programming, consulting organizations, or similar service businesses.

OFFICE, PROFESSIONAL - An office principally occupied by a professional licensed by the State of New York such as a lawyer, engineer, architect, accountant, physician, chiropractor, therapist, dentist or similar occupation.

OUTDOOR LIGHTING - Outdoor electrically powered illuminating device, lamps, light or reflective surface, used or designed to be used for illumination of a STRUCTURE, SIGN,

IMPROVEMENT and/or LOT.

PARCEL - See LOT.

PARKING AREA - An area for the parking and/or storage of motor vehicles.

PARKING LOT - Any LOT where PRINCIPAL or ACCESSORY USE is a PARKING AREA.

PERMIT, BUILDING - A permit issued by the Village of Watkins Glen CEO in conformance with this Law, the New York State Uniform Fire Prevention and Building Code and/or any other building code requirements adopted by the Village.

PERSONAL SERVICE ESTABLISHMENT - A non-retail USE providing service related to an individual's care and upkeep needs, such as a manicurist, barber shop or beauty parlor, and the upkeep of personal attire, such as a tailor, seamstress, or shoe repair. This definition shall not include facilities used for appliance, vehicle, small engine repair or similar USE.

PLACE OF WORSHIP - A BUILDING or LOT used predominantly for public worship by members or representatives of a religious sect, group, or organization as recognized by State statute and any other USE must be de minimus thereof.

PLAZA - See MALL.

RECREATIONAL VEHICLE (RV) - A motorized vehicle or trailer that can be registered by the NYS Department of Motor Vehicles, which is designed to be primarily used for TEMPORARY living or sleeping purposes while traveling and which is customarily standing on wheels or removable rigid supports.

RESTAURANT, FAST FOOD - An establishment where food and/or beverages are sold in a form ready for consumption and where, by design, packaging and sales techniques, significant revenue is derived from food sales for consumption which takes place off-LOT.

RESTAURANT, STANDARD - Any establishment who's PRINCIPAL USE is preparation and sale of food for consumption by patrons on the LOT. This term does not include a public park snack bar.

RETAIL - A business or commercial USE or activity involving primarily the sale or exchange of goods, wares and merchandise or stock-in-trade to the public which may include some fabrication on-site of the goods or merchandise which are sold on the LOT containing such USE or activity.

RETAIL, MODERATE - A RETAIL business or commercial USE for which the FLOOR

AREA does not exceed 2,500 square feet.

RIGHT-OF-WAY - Property under public control, ownership, or EASEMENT, by deed or by operation of Law, and used or intended to be used for travel by persons and/or vehicles.

ROAD - An existing public or private way which has been improved to afford vehicular access to a LOT.

ROAD, LOCAL - A ROAD designed primarily to provide vehicular access only to a LOT which abuts it.

ROAD, MARGINAL ACCESS - A LOCAL ROAD that is parallel and adjacent to a PRIMARY ROAD that is connected to the PRIMARY ROAD by another short LOCAL ROAD.

ROAD, PRIMARY - A State, County or VILLAGE ROAD which serves, or is designed to serve, heavy flows of vehicular traffic and which is used primarily as a route for vehicular traffic between communities and/or other heavy traffic areas.

ROAD, PRIVATE - An improved way that is used or designed to be used to provide access to LOTS which abut it, that is built to Village specifications, and remains in the ownership of and is maintained by the DEVELOPER or DEVELOPMENT association, and is not dedicated to the VILLAGE.

ROAD, SECONDARY - A VILLAGE ROAD which, serves or is designed to serve, as a vehicular traffic way within a neighborhood or as a feeder to a PRIMARY ROAD.

ROAD, VILLAGE - A ROAD that is controlled, maintained, or owned by the VILLAGE .

ROADSIDE STAND - A light weight STRUCTURE with or without a roof, whether attached to the ground or movable, that is an ACCESSORY USE, not for year-round use and where agricultural produce grown on the LOT is offered for sale to the public.

SALVAGE YARD - A LOT with or without a BUILDING used or occupied for the storage, sale, or salvage of junk material, including processing such as sorting, bailing, packing, disassembly, exchange, purchase and/or sale of materials, and including scrap metals or other scrap, used or salvaged building materials, or the dismantling or demolition of automobiles or other vehicles, tires, machinery or parts thereof. This term shall not include the storage, USES or salvage of agricultural machinery on an operating AGRICULTURAL or AGRI-BUSINESS USE.

SCHOOL, PRIVATE - An elementary or secondary school facility operated by a person, firm, corporation, or organization (other than a public school district), giving academic instruction in the ten (10) common learning areas of arithmetic, reading, spelling, writing,

the English language, geography, history, civics, hygiene and physical training, registered and/or certified under the requirements of the Commissioner of the NYS Department of Education or chartered by the Regents of the University of the State of New York.

SETBACK - A line generally parallel to a LOT LINE and spaced equidistant therefrom by a distance specified in Section 5.1, or a line generally parallel to an edge of a DRIVE or INTERNAL DRIVE and spaced equidistant therefrom by a distance specified in Article 9.

SIGN - Any letter, number, mark, symbol, figure, picture, exemplary device and/or banner (each and/or all hereafter referred to as "symbol") used or designed to be used to express, advertise or display an idea, instruction, product, commodity, business, service and/or entertainment. The term includes any structural or surface area where the symbol is displayed or attached. The term does not include religious symbols, flags of a government, or military insignia.

SIGN AREA - The area within the fewest and shortest straight lines that can be drawn around the outside perimeter of a SIGN including all decorations and lights but excluding the supports if they are not used for advertising purposes. Each separate face of a SIGN shall be counted as part of the SIGN AREA, except that any neon tube, string of lights, or similar device shall be considered as a two (2) dimension STRUCTURE and deemed to have minimum width dimension of six (6) inches.

SIGN, ACCESSORY - A SIGN, other than a PRINCIPAL BUSINESS SIGN, that advertises goods or services.

SIGN, COMMUNITY LANDMARK - An OFF LOT SIGN that is considered to conform to the requirements of this Law based in the Village Board's determination that such SIGN has significant historic value and is integral to the character of the community.

SIGN, FLASHING - An ILLUMINATED SIGN which is not stationary or constant in intensity and/or color and which rotates or oscillates or varies faster than five (5) cycles per minute.

SIGN, FREE-STANDING - A SIGN supported by a STRUCTURE independent of a BUILDING and installed on a LOT.

SIGN, ILLUMINATED - A SIGN that incorporates any artificial lighting produced by electrical, mechanical, thermal or chemical means or uses light reflective materials to draw attention to or light the SIGN.

SIGN, ILLUMINATED, DIRECTLY - A SIGN that incorporates any artificial lighting produced by electrical, mechanical, thermal or chemical means or uses light reflective materials to draw attention to or light the SIGN as an integral part of the SIGN.

SIGN, ILLUMINATED, INDIRECTLY - A SIGN that incorporates any artificial lighting produced by electrical, mechanical, thermal or chemical means or uses light reflective materials to draw attention to or light the SIGN as a separate and distinct element from the SIGN.

SIGN, OFF-LOT - A SIGN which directs attention to, advertises or expresses an idea, product, business activity, service, or entertainment which is not conducted, sold, or offered upon the LOT where such SIGN is located.

SIGN, PORTABLE - Any SIGN which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels may be removed, and the remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground.

SIGN, PRINCIPAL USE - A SIGN containing the name of and/or directing attention to a particular business, profession or other PRINCIPAL USE on a LOT. A "For Sale" SIGN or "Lease" SIGN relating to the LOT on which it is displayed shall be deemed a PRINCIPAL USE SIGN when a BUILDING and/or LOT is unoccupied or vacant and offered for sale or lease.

SIGN, SERVICE TOURISM RELATED - A non-ILLUMINATED SIGN that directs travelers to tourism-related USES installed within a public RIGHT-OF-WAY by the Village in accordance with specifications established by the Village Board and may be subject to a fee as set by the Village Board.

SINGLE OWNERSHIP - Possession of a LOT under single or unified control, whether by sole, joint, common or other ownership or by a lease having a term of not less than ten years, regardless of any division of such land into separate parcels for the purpose of financing or tax purposes.

SITE PLAN - Map, plan and supporting information required pursuant to Article 8 for USE specified in Section 4.13 - USE REGULATION TABLE.

SOLAR COLLECTOR - A STRUCTURE, device, or combination of devices or STRUCTURES, including supports, which transform direct solar energy into thermal, chemical or electrical energy, and that contribute to a STRUCTURE'S on-site energy supply.

SOLAR COLLECTOR, DETACHED - A SOLAR COLLECTOR, as defined herein which is physically detached from the STRUCTURE for which solar energy is to be supplied.

SOLAR ENERGY SYSTEM - A complete design or assembly consisting of a SOLAR COLLECTOR, an energy storage facility (where used) and components for the distribution of transformed energy provided that the system is independent of any conventional energy system. Passive solar energy systems may be included in this

definition except when they function primarily as a structural and recreational feature.

SOLAR REFLECTOR - A device used, or designed to be used, to increase the solar radiation received by the SOLAR COLLECTOR.

SOLID WASTE DISPOSAL FACILITY - Any facility as defined, permitted and regulated by the New York State Department of Environmental Conservation (NYSDEC).

SPECIALIZED REPAIR - A BUILDING or LOT used primarily for the indoor repair of highly technical specialized equipment, such as: electronic equipment, electrical systems, computer systems and circuits and other similar operating and support systems. This definition does not include PRINCIPAL or ACCESSORY USES that involve mechanical and body repair, painting or refinishing of motor vehicles, small engines, appliances or similar products.

STABLE, PRIVATE - An ACCESSORY STRUCTURE-to a RESIDENTIAL USE in which horses, mules or donkeys are kept for private USES and not for remuneration.

STEEP SLOPE - Any geographic area of the Village of Watkins Glen having natural topography with slopes of a ratio of 15%, 1.5 feet rise in ten feet horizontal distance, or greater.

STORAGE FACILITY - A BUILDING or BUILDING GROUP designed and constructed for the common, long-term and/or seasonal interior storage of individual or business property. This definition does not include a WAREHOUSE/DISTRIBUTION CENTER, TRUCK TERMINAL or other transfer facility for goods, wares or merchandise.

STORY - A portion of a BUILDING which is between one floor and the next higher floor level or roof.

STRUCTURE - A static construction of building materials, composed of one or more parts for USE including, but not limited to, a BUILDING, stadium, platform, tower, shed, display stand, storage bin, SIGN, FENCE, reviewing stand and gasoline/fuel pump.

STRUCTURE, ACCESSORY - A STRUCTURE detached from, on the same LOT with and subordinate to a PRINCIPAL STRUCTURE and used for purposes customarily incidental to those of the PRINCIPAL STRUCTURE. ACCESSORY STRUCTURE includes, but is not limited to, a portable, removable or permanent enclosure; shade STRUCTURE, carport, garage or storage shed.

STRUCTURE, PRINCIPAL - A STRUCTURE where the PRINCIPAL USE of a LOT is conducted. Such STRUCTURE includes any open or enclosed porch, carport, garage or similar STRUCTURE attached to such STRUCTURE.

TEMPORARY - A type of period of time allowed by law or determined to be appropriate

by virtue of the facts and circumstances relating to a condition or situation under consideration for a permit or approval by a Village Official or an authorized Board of the Village.

TOURIST-RELATED USE - Any USE that specifically supports and/or promotes tourism in the Village, such as, restaurants, hotels, and specialty retail related to the area and/or its attractions, attractions, marina, etc.

TOWNHOUSE - A BUILDING consisting of three (3) or more attached ONE-UNIT DWELLINGS each having separate entrances and common vertical party walls. (See also BUILDING, SEMI-DETACHED)

TRANSIENT GUEST - Any person who shares a DWELLING UNIT on a non-permanent basis for not more than thirty (30) days (See Section 10 of the New York State Sanitary Code.)

TRAVEL TRAILER - See RECREATIONAL VEHICLE.

TRUCK TERMINAL - A BUILDING or part of BUILDING or LOT used for the short-term storage, transfer and/or transit of goods, wares and merchandise by the owner or others by truck or rail transport.

USE - An activity on a LOT.

USE, ACCESSORY - A USE which is controlled by the person exercising a PRINCIPAL USE, incidental to and customarily associated with the PRINCIPAL USE and located on the same LOT as the PRINCIPAL USE.

USE, EXTRACTIVE - The removal and sale of any soil, gravel or earth product from a property. Grading in preparation for site construction under approved plans, where earth material is moved on-site or removed off-site incidental to construction activities, shall not be deemed an extractive USE.

USE, NON-CONFORMING - The USE of a STRUCTURE or LOT, legally existing at the time of enactment of this Law, which does not conform to the Zoning requirements of the DISTRICT in which it is situated.

USE, PRINCIPAL - A main or primary USE of a LOT or STRUCTURE.

USES, ADULT ENTERTAINMENT - SEE SECTION 9.29

VEHICLE FILLING STATION - A LOT, including any STRUCTURE thereon or any part thereof, that is used primarily for the sale of fuel, oil and other petroleum products for motor vehicles on-site, and may include ACCESSORY USES for the sale of motor vehicle accessories, facilities for lubricating, washing, and motor vehicle repair, but shall

not include auto body work, welding or painting.

VEHICLE REPAIR - A LOT including any STRUCTURE thereon or any part thereof, that may have as a PRINCIPAL USE a VEHICLE FILLING STATION, and may also include welding, painting, and vehicular body and/or engine work and the accessory sale of related vehicle parts, maintenance products, and accessories. A SALVAGE YARD shall not be considered as meeting this definition.

VEHICLE SALES - A LOT and/or a STRUCTURE or any part thereof, used for the display, sale, or lease of new or used automobiles, trucks (five tons or less) or trailers (18 feet in length or less), motorcycles, recreational vehicles, snowmobiles, boats, lawn and garden vehicles, and light industrial vehicles.

VEHICLE SALES AND/OR REPAIR, HEAVY EQUIPMENT - LOTS, including any STRUCTURE thereon, or any part thereof used for the display, sale, lease or repair of new or used tractor trailers, heavy construction equipment, and large scale agricultural equipment.

VETERINARY HOSPITAL - A LOT, including STRUCTURES thereon or any part thereof, used for the treatment and/or examination of animal illnesses including facilities for boarding animals receiving examination or treatment. This definition is deemed to include an animal hospital or clinic.

WAREHOUSE/DISTRIBUTION CENTER - A LOT, including any STRUCTURE thereon or any part thereof, used for storing of goods, wares, and merchandise, whether for the owner or for others, prior to shipment to final retail sale operation, whether it is in public or private ownership.

WATERCOURSE - Any river, stream or naturally occurring channel of water or any man-made culvert which flows directly into one of the aforementioned.

WHOLESALE BUSINESS - A business or establishment, which is engaged in selling primarily to retailers or jobbers rather than directly to the public.

WIRELESS TELECOMMUNICATION FACILITIES - See Section 9.21

YARD, FRONT - An open area bounded by (1) a FRONT LOT LINE, (2) a front YARD SETBACK, and (3) either (a) two (2) SIDE LOT LINES, or (b) a SIDE LOT LINE and another FRONT LOT LINE, or (c) two other FRONT LOT LINES.

YARD, REAR - An open area bounded by: (1) a REAR LOT LINE, (2) a rear YARD SETBACK related to the REAR LOT LINE, and (3) two SIDE YARD SETBACKS.

YARD, SIDE - An open area bounded by: (1) a SIDE LOT LINE, (2) a side YARD SETBACK related to the SIDE LOT LINE, (3) a front YARD SETBACK, and (4) either (a)

REAR LOT LINE, or (b) another SIDE LOT LINE, or ©) another front YARD SETBACK.

§ 2. MULTIPLE RESIDENCE (MR) INTENT

Section 4.3 of Local Law No. 1 of the year 2004, heading “Multiple Residence (MR) Intent”, is hereby amended to read as follows:

4.3 Multiple Residence (MR) Intent

This DISTRICT delineates an area of the Village that is substantially undeveloped and that by its location, immediately adjacent to the R1 DISTRICT and in an area of substantially residential DEVELOPMENT, requires USES that are compatible with residential USES. It is the Village's intent in creating this District to provide an area where a higher degree of flexibility in types of USES and variety of DWELLING UNIT types and combinations of densities can co-exist. This area is intended to support both residential and certain non-residential USES that are considered to be compatible with the residential character of the surrounding area. The DISTRICT delineation accepts that the uniqueness of the site, in its size and single ownership, will allow the various USES to be developed in a manner that is sensitive to the natural and man-made limitations, while providing for DEVELOPMENT that is compatible with the surrounding existing development.

§ 3. RESIDENTIAL TRANSITION (RT) INTENT

Section 4.4 of Local Law No. 1 of the year 2004, heading “Residential Transition (RT) Intent”, is hereby amended to read as follows:

4.4 Residential Transition (RT) Intent

This DISTRICT delineates two (2) areas in the VILLAGE. Both of these areas are older, developed areas, that are immediately adjacent to the CENTRAL BUSINESS DISTRICT, and act as buffers between this DISTRICT and RESIDENTIAL DISTRICTS. The first area has serious site development constraints related to steep slopes and narrow, one-way roadways and is established to promote and preserve this area as a small community center. The second area is sandwiched between the CENTRAL BUSINESS DISTRICT and an R-3 DISTRICT and is intended to act as a buffer between the more intensive USES allowed in the CB DISTRICT. It is the VILLAGE's intent that residential and other permitted USES co-exist in this DISTRICT through the use of development guidelines and requirements to ensure their compatibility. This DISTRICT also seeks to

preserve the unique character of these areas, while accommodating a greater degree of flexibility in the types of USES to be permitted within the Zoning District and protecting and enhancing property values. This DISTRICT is also established to ensure that all development is sensitive to, and takes into consideration, the overriding residential character and site constraints while also ensuring that adequate off-street parking and traffic circulation are accommodated in a safe and efficient manner.

§ 4. USE REGULATION TABLE

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

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4.13 USE REGULATION TABLE (see page 31 for a Legend)

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

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

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

*MAXIMUM GROSS SQUARE FOOTAGE NOT TO EXCEED 1,800

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

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

§ 5. BULK DENSITY CONTROL SCHEDULE

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

5.1 BULK and DENSITY Control Schedule

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

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DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.) *	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
R1										
SINGLE UNIT DWELLING	20,000		100	75	20	50	30	35	3	1,200
BED & BREAKFAST	30,000		125	75	20	50	30	35	3	2,000
GENERAL USE		35,000	150	75	25	65	30	35	2	
R2										
SINGLE UNIT DWELLING	5,000		50	25	6	30	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	25	6	30	60	35	2	1,200
BED & BREAKFAST	7,500		75	25	10	30	60	35	2	1,200
INN	10,000		75	25	10	30	60	35	2	1,200
GENERAL USE		20,000	100	25	25	40	60	35	2	
R3										
SINGLE UNIT DWELLING	5,000		50	10	6	30	60	35	3	1,200
TWO UNIT DWELLING	7,500		75	10	6	30	60	35	3	1,200
MULTI-UNIT DWELLING	12,000		100	10	6	40	50	35	3	**
	4,000 SF/DU									
BED & BREAKFAST	7,500		75	10	6	30	60	35	2	1,200
INN	10,000		75	10	6	30	60	35	2	1,200
GENERAL USE		20,000	100	25	25	40	50	*	*	
MR										
SINGLE UNIT DWELLING	12,000		75	25	10	30	60	35	2	1,200
TWO UNIT DWELLING	20,000		100	25	10	30	60	35	2	1,200
MULTI-UNIT DWELLING	30,000		125	25	25	40	50	*	*	**
	5,000 SF/DU									
COMBINATION OF DU	40,000		150	25	*	*	*	*	*	**
	7,500 SF/DU									

DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.)	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
RT										
SINGLE UNIT DWELLING	5,000		50	10	6	20	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	10	10	20	60	35	2	1,200
TOURISM RELATED USE		7,500	100	10	10	30	60	35	3	
BUSINESS USE		7,500	100	10	25	30	60	35	3	
COMBINATION USES	7,500	2,500	100	10	25	30	60	35	3	
	5,000 SF DU									
BT-I										
SINGLE UNIT DWELLING	5,000		50	25	10	30	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	25	10	30	60	35	2	1,200
MULTI-UNIT DWELLING	12,000		100	25	25	40	60	35	2	**
	4,000 SF DU									
BED & BREAKFAST	7,500		75	25	10	30	60	35	2	1,200
INN BOARDING HOUSE	10,000		75	25	10	30	60	35	2	1,200
INDIVIDUAL GENERAL AND BUSINESS USE		15,000	100	25	25	40	60	35	2	
COMBINATION USES	20,000	10,000	100	25	25	40	60	35	2	**
	5,000 SF DU									
BT-II										
SINGLE UNIT DWELLING	5,000		50	25	10	30	60	35	2	1,200
TWO UNIT DWELLING	7,500		75	25	10	30	60	35	2	1,200
MULTI-UNIT DWELLING	12,000		100	25	25	40	60	35	2	**
	4,000 SF DU									
BED & BREAKFAST	7,500		75	25	10	30	60	35	2	1,200
INN	10,000		75	25	10	30	60	35	2	1,200
INDIVIDUAL GENERAL AND TOURISM RELATED USE		15,000	100	25	25	40	60	35	2	

DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.)	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
COMBINATION USES	20,000	10,000	100	25	25	40	60	35	2	**
	5,000 SF/DU									

DENSITY/BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE (SQ. FT.)		MIN. LOT WIDTH (FT.) *	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT		MINIMUM HABITABLE DWELLING AREA PER UNIT (sq. ft.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)		FEET	STORIES	
CB										
ALL PERMITTED USES		*	*	*	*	*	*	*	*	*
MULTI UNIT DWELLING, B&B, INN	20,000		150	30	20	40	60	*	*	**
	4,000 SF DU									
INDIVIDUAL GENERAL BUSINESS AND INDUSTRIAL USE		15,000	100	30	*	*	70	*	*	
CD/LD										
MULTI UNIT DWELLING	20,000		150	30	20	40	60	*	*	**
	4,000 SF DU									
INDIVIDUAL GENERAL BUSINESS AND INDUSTRIAL USE		20,000	100	30	*	*	70	*	*	
COMBINATION OF GENERAL BUSINESS AND INDUSTRIAL USE		30,000	150	30	*	*	70	*	*	
CL										
INDIVIDUAL GENERAL BUSINESS AND INDUSTRIAL USE		15,000	100	30	*	*	70	*	*	
COMBINATION OF GENERAL BUSINESS AND INDUSTRIAL USE		20,000	150	30	*	*	70	*	*	
C-I										
ALL PERMITTED USES		40,000	*	*	*	*	40	35	2	
SINGLE UNIT DWELLING	20,000		100	75	20	50	30	35	2	1,200
ALL OTHER PERMITTED USES		40,000	*	*	*	*	40	35	2	

* AS ESTABLISHED IN THE SITE PLAN PROCESS

** AS REQUIRED IN NYS UNIFORM FIRE PREVENTION BUILDING CODE

§ 6. Storm Water Management and Erosion Control Requirements

Section 9.12 of Local Law No. 1 of the year 2004, heading "Storm Water Management and Erosion Control Requirements", is hereby amended to read as follows:

9.12 Storm Water Management and Erosion Control Requirements

9.12.1 Intent

It is the intent of this Section to assure that all DEVELOPMENT provides for adequate protection against the impacts associated with storm water and that no DEVELOPMENT creates added storm water runoff from a DEVELOPMENT site. This intent is furthered by requiring that all DEVELOPMENT plans include provisions for Storm Water Management and that such plans comply with *NYSDEC, "Stormwater Management Design Manual"*, as may be amended from time-to-time.

- A. Drainage systems shall be designed to have sufficient capacity to accommodate the potential future runoff based upon the probable land use and ultimate development of the total watershed upland therefrom.
- B. There shall be no net increase in the post-development rate of storm water runoff .
- C. Interior drainage systems shall be designed to accommodate a minimum ten (10) year storm.
- D. The design of drainage systems shall be approved by the appropriate Village Officials and/or a Village CONSULTANT.
- E. Utilizing the drainage guidelines outlined above, the Planning Board may require the developer to submit the following:
- F. A SITE PLAN shall show and detail design features for a Storm Water Management System sufficient to document compliance with the *NYSDEC Storm Water Management Design Manual*, which may include plan profiles, and typical and special cross-sections of proposed storm water drainage facilities;
 1. Supporting final design data and copies of computations used as a basis for the design capacities and performance of the drainage facilities.
 2. A grading plan developed to a two (2) foot contour interval and grading details to indicate proposed ROAD grades and elevations and building site grades and elevations.

3. If the development is within, or adjacent to, any designated FLOODPLAIN, a detailed analysis of the area with respect to the management of the FLOODPLAIN shall be included in the drainage report.
- G. Design criteria for storm water management in the Village shall be as generally specified in the NYSDEC, "*Stormwater Management Design Manual*", as may be amended from time-to-time.
- H. All structures shall be set back a minimum of one hundred (100) feet from a stream bank, or more, as required by a FLOODWAY.
- I. Maintain and incorporate existing drainage patterns and watercourses in the overall storm water management design.

§ 7. ACCESSORY STRUCTURE AND USE REQUIREMENTS

Section 9.6.2.1 of Local Law No. 1 of the year 2004, heading "General Requirements", is hereby amended to read as follows:

9.6.2.1 General Requirements

- A. When a PRINCIPAL USE is permitted as of right in accordance with Section 4.13, an ACCESSORY STRUCTURE AND USE associated with the PRINCIPAL USE, constructed in accordance with this Section shall also be permitted as-of-right.
- B. When a PRINCIPAL USE is permitted under SITE PLAN approval in accordance with Section 4.13, an ACCESSORY STRUCTURE and USE associated with the PRINCIPAL USE shall also require SITE PLAN approval and be constructed in accordance with this Section.
- C. The construction or placement, on a LOT in residential USE, of an ACCESSORY STRUCTURE in excess of 144 square feet in area shall require a Building Permit issued by the CODE ENFORCEMENT OFFICER.
- D. The construction or placement, on a LOT in non-residential USE, of any ACCESSORY STRUCTURE shall require a Building Permit issued by the CODE ENFORCEMENT OFFICER and shall require a SITE PLAN review as stipulated in sub-sections 9.6.2.1 A. and B.

§ 8. SIGN REQUIREMENTS

- a. Section 9.7.1 of Local Law No. 1 of the year 2004, heading "Permitted SIGN Descriptions", is hereby amended to read as follows:

9.7.1 Permitted SIGN Description

A. PRINCIPAL USE SIGNS

1. Awning: A SIGN painted printed, affixed or displayed on an awning attached to an exterior surface of a BUILDING containing a General, Business or INDUSTRIAL USE listed in Section 4.13.
2. Banner Sign: A temporary SIGN intended to be hung without frames made of paper, plastic, fabric or any non-rigid material of any kind which may possess colors, characters, letters, illustrations, or ornamentations. Flags of governmental jurisdiction and flags carrying the emblem of a business or institution are not to be considered a banner for the purpose of this law.
3. Directory: A SIGN that contains the names of PRINCIPAL USES in a Mall.
4. Façade: A SIGN painted on, inscribed on, or attached to an exterior surface of a BUILDING containing a General, Business or INDUSTRIAL USE or an ACCESSORY USE associated with the General, Business or INDUSTRIAL USE listed in Section 4.13 and without having any portion thereof extending more than eight (8) inches from the BUILDING'S surface.
5. Freestanding: A SIGN supported by a STRUCTURE independent of a BUILDING and installed on a LOT containing a General, Business or INDUSTRIAL USE listed in Section 4.13.
6. MALL: A SIGN installed on a LOT or BUILDING in a MALL and used to identify or landmark the name of the MALL. Such SIGN shall be a Façade, Free Standing or Awning SIGN.
7. Monument: A SIGN that is permanently attached to or supported by the ground and where the base of the sign is only slightly above grade. Characteristics of the monument sign would be a supporting base composed of brick, architecturally treated wood or other similar materials generally complimented by landscaping.
8. Projecting: A SIGN attached to and having any portion thereof extending more than eight (8) inches from the surface of a BUILDING containing a General, Business or INDUSTRIAL USE listed in Section 4.13.

9. Reader Board/Changeable Copy: Any SIGN on which the message, letters, characters, illustrations or other symbols can be changed, replaced or rearranged on the surface of the sign and may be integrated into any permitted sign up to 40% of the face.
10. Real Estate: A TEMPORARY SIGN, not illuminated, used to offer or advertise a LOT or real property for sale or lease.
11. Representational: Any three-dimensional PRINCIPAL USE SIGN, which is either a Projecting or Free Standing SIGN which is constructed to physically represent the object advertised.
12. Residential: A NON-ILLUMINATED SIGN that identifies the name of the owner or occupant of, or fanciful name, of a residential LOT or property.
13. Sandwich Board/A-Frame or Sidewalk: A moveable SIGN not secured or attached to the ground or surface upon which it is located.
14. TOURISM-RELATED SERVICE SIGN: A SIGN that is not illuminated that directs travelers to TOURISM-RELATED USES installed in the right-of-way by the governmental entity having jurisdiction over the right-of-way. This SIGN shall be installed by the VILLAGE and/or NYSDOT in accordance with established specifications and which is subject to fees set by the VILLAGE and/or NYSDOT.

B. ACCESSORY SIGNS

1. Awning: A SIGN painted, printed, affixed or displayed on an awning attached to an exterior surface of a BUILDING containing a General, Business or INDUSTRIAL USE listed in Section 4.13.
2. Façade: A SIGN painted on, inscribed on, or attached to an exterior surface of a BUILDING containing a General, Business, or INDUSTRIAL USE listed in Section 4.13 and without having any portion thereof extending more than eight (8) inches from the BUILDING'S surface.
3. Mandated: Any SIGN, not illuminated, required by a Federal, New York State, Schuyler County or Local Law or Rule.
4. Mural: A picture or representation of the community that is not specific to a product, commodity or service.
5. Occupation: A SIGN, not directly illuminated, used to identify an approved HOME OCCUPATION, or COTTAGE INDUSTRY.

6. Portable: Any SIGN which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels may be removed, and the remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground.
7. STREETSIDE STAND; A TEMPORARY SIGN, not illuminated, used to identify a STREETSIDE STAND.
8. Window: A SIGN, or group of SIGNS, painted, printed, or otherwise displayed on a window of a BUILDING containing a General, Business or INDUSTRIAL USE listed in Section 4.13.

C. General SIGNS

1. Civic: A SIGN, not directly illuminated, used to identify a civic or religious organization, PLACE OF WORSHIP, social or MEMBERSHIP CLUB or an educational institution.
2. Community Promotion: A SIGN, not illuminated, designed to promote the Village of Watkins Glen and welcome and direct visitors, which is installed by the Village.
3. Construction: A TEMPORARY SIGN, not illuminated, used on property under construction to denote a Contractor, DESIGN ENGINEER and/or DEVELOPER or DEVELOPMENT.
4. Directional: A SIGN only indicating direction, or calling attention to vehicular or pedestrian traffic entrances, by displaying arrows or directional words.
5. Memorial: A SIGN, not illuminated, authorized by the Village Board, the Schuyler County Legislature, or the Governor or Legislature of the State of New York, to honor or identify a person, organization or place of local or regional historic interest or importance.
6. Poster: A TEMPORARY SIGN, not illuminated, used to advertise a not-for-profit community event or show, political candidate or issue, an election, and/or a for-profit sale or event.
7. Real Estate: A TEMPORARY SIGN, not illuminated, used to offer or advertise a LOT or real property for sale, or lease.

8. Service: A SIGN, not illuminated, that directs travelers to essential services such as gas, food and lodging or a hospital, which is installed in a RIGHT-OF-WAY, under the jurisdiction of a governmental authority.
9. TEMPORARY SIGN: A non-permanent SIGN that is displayed for a fixed period of time for a specific event.
 - b. Section 9.7.2 of Local Law No. 1 of the year 2004, heading "General Requirements", is hereby amended to read as follows:

9.7.2 General Requirements

All SIGNS shall comply with the following requirements:

- A. The installations of a PRINCIPAL BUSINESS USE SIGN, a FREESTANDING SIGN, an AWNING SIGN, and Projecting SIGN shall require a BUILDING PERMIT.
- B. All SIGNS shall be constructed and installed in compliance with the applicable provisions of the NYS Uniform Fire Prevention and Building Code.
- C. No SIGN shall be located at, or near, an intersection in violation of Section 9.10, CLEAR VISION ZONE, nor in any manner, which may cause a traffic hazard at the intersection. A SIGN shall not be located where, by reason of the position, shape, or color of the SIGN, it may interfere with, or obstruct, the view of, or be confused with, any authorized traffic SIGN, signal or device, nor shall any SIGN make USE of the words "Stop", "Look", "Drive-In", "Left", or "Right", or any other word, phrase, symbol, or character in such a manner as to distract, mislead or confuse traffic.
- D. No SIGN shall be placed on a roof above the ridge, or on a cupola or similar roof mounted STRUCTURE, or on top of a parapet or similar architectural element of a BUILDING.
- E. No FREE-STANDING SIGN shall be more than twelve (12) feet in height above the FINISHED GRADE or the grade shown on a grading plan of a SITE PLAN approved by the Planning Board. Grading of a site for the purpose of raising the elevation of a SIGN contrary to this Sub-Section is prohibited, except as shown in an approved SITE PLAN.
- F. No MONUMENT SIGN shall be more that four (4) feet above the FINISHED GRADE or the grade shown on a grading plan of a SITE PLAN approved by the Planning Board. Grading of a site for the purpose of

raising the elevation of a SIGN contrary to this Sub-Section is prohibited, except as shown in an approved SITE PLAN.

- G. Each FREESTANDING or MONUMENT SIGN on a LOT shall be set back a minimum of three (3) feet from any LOT LINE or RIGHT-OF-WAY. No part of any such SIGN shall project into the RIGHT-OF-WAY.
- H. Any FLASHING SIGN is prohibited.
- I. Any OFF-LOT SIGN is prohibited.
- J. POSTER SIGNS shall only be displayed for a maximum of thirty (30) days prior to an event, show or election and shall be removed within five (5) days after the last day of the event, show or election.
- K. A SIGN for any residential USE, either as listed in Section 4.13 or as non-conforming pursuant to Article 10, located in a LD, CD, CL or C-1 Zoning DISTRICT shall comply with the provisions of Sub-Section 9.7.4
- L. NYSDOT RIGHT-OF-WAY: All SIGNS proposed to be located within NYSDOT RIGHT-OF-WAY shall be approved by the regional office of NYSDOT prior to approval by the Village.
- M. The following additional requirements apply to a PRINCIPAL USE SIGN:
 - 1. A Projecting or Freestanding SIGN projecting over a pedestrian way shall have a clearance of not less than ten (10) feet above the way or FINISHED GRADE. A Projecting or Freestanding SIGN shall not project over a STREET. No Projecting or Freestanding SIGN shall project over a DRIVE, INTERNAL DRIVE or PARKING AREA unless the SIGN has a clearance from FINISHED GRADE of at least fifteen (15) feet.
 - 2. In the BT-II, CB and CL ZONING DISTRICTS a PRINCIPAL USE SIGN on a LOT containing a General, Business or INDUSTRIAL USE listed in Section 4.13, may be a DIRECTLY ILLUMINATED SIGN.
 - 3. In the BT-I, LD, CD, C-I and C-II ZONING DISTRICTS a PRINCIPAL USE SIGN on a LOT containing a General, Business or INDUSTRIAL USE listed in Section 4.13, may only be an INDIRECTLY ILLUMINATED SIGN.
 - 4. In the C-L ZONING DISTRICT a FREE-STANDING PRINCIPAL USE SIGN on a LOT containing a General, Business or INDUSTRIAL USE listed in Section 4.13 may be DIRECTLY

ILLUMINATED all other signs shall be INDIRECTLY ILLUMINATED.

5. In the CB ZONING DISTRICT all SIGNS on a LOT containing a General, Business or INDUSTRIAL USE listed in Section 4.13 shall be INDIRECTLY ILLUMINATED.

N. The following additional requirements apply to TEMPORARY and ACCESSORY SIGNS:

1. A Portable Sign only may be allowed for any USE and LOT for a cumulative time period not to exceed six (6) weeks in any consecutive twelve (12) month period. Whenever a fraction of a week is used, that time shall be construed to be one (1) full week.
2. A Construction SIGN shall be removed within fifteen (15) days of the completion of construction, or the issuance of any CERTIFICATE OF Occupancy or COMPLIANCE, whichever occurs first.
3. No Directional SIGN shall project more than six (6) feet above the FINISHED GRADE and shall not be located in such a manner as to violate any provisions of Section 9.10.
4. When computing time restrictions for each TEMPORARY SIGN any fraction of a week used shall be construed to be one full week.

O. Wherever Service and Community Promotion SIGNS are installed its SIGN AREA shall not exceed the permitted SIGN AREA for a Free Standing SIGN in the underlying Zoning DISTRICT in which it is located.

§ 9. SIGN REQUIREMENTS FOR GENERAL USE

Section 9.7.4.2 of Local Law No. 1 of the year 2004, heading "Sign Requirements for General USE listed in Section 4.13 and located in any Zoning DISTRICT are as follows", is hereby amended to read as follows:

- 9.7.4.2 SIGN requirements for General USE listed in Section 4.13 and located in any Zoning DISTRICT are as follows:

Permitted SIGN from Sub-section 9.7.1	Maximum SIGN AREA in Square Feet	Location Permitted	Number of SIGNS Permitted	TEMPORARY SIGN Time Restriction
Real Estate	20 Sq Ft 40 Sq Ft all Faces	On a LOT offered for sale or lease.	One (1)	SIGN shall be removed ten (10) days after the date of closing for the sale of the property.
Façade	The lesser of ten (10) percent of the area of the side of the BUILDING the SIGN is installed on or 160 Sq Ft	On a BUILDING containing the PRINCIPAL USE.	One (1)	Not Applicable
Projecting	12 Sq Ft	On a BUILDING containing the PRINCIPAL USE.	One (1)	Not Applicable
Monument	40 Sq Ft	On a LOT.	One (1)	Not Applicable
Directional	6 Sq Ft	Near a DRIVE entrance and located in accordance with Sub-Section 9.7.2.L.4.	One (1) for each DRIVE.	Not Applicable
Portable	40 Sq Ft	On a LOT of the PRINCIPAL USE and located in accordance with Sub-Section 9.7.2.C and F.	One (1)	As prescribed in Sub-Section 9.7.2.L.1.
Community Promotion	24 Sq Ft	On a LOT with the authorization of such owner and in accordance with Sub-Section 9.7.2.M.	One (1)	Not Applicable
Banner	60 Sq. Ft.	On a lot with the authorization of such owner and in accordance with Sub-Section 9.7.2	2 per building facade	2 weeks prior and 5 days after the event.
Sandwich Board A-Frame or Sidewalk Sign	10 sq ft per side	On a lot with the authorization of such owner and in accordance with Sub-Section 9.7.2	One (1)	Only during hours the USE is open to the public.

§ 10. SIGN REQUIREMENTS BY USE AND ZONING DISTRICTS

All references to Sub-Section 9.7.2.L, and any sub-paragraph thereof, contained in the tables included in Sub-Section 9.7.4, of Local Law No. 1 of the year 2004, headed "SIGN requirements by USE and Zoning DISTRICT", are hereby amended to read 9.7.2.N.

§ 11. DRIVE, INTERNAL DRIVE AND DRIVEWAY REQUIREMENTS

Section 9.8.2 of Local Law No. 1 of the year 2004, heading "General Requirement", is hereby amended to read as follows:

9.8.2 General Requirements

No person, firm or corporation shall construct or locate any driveway entrance into or exit from a ROAD in the Village of Watkins Glen without having first met the provisions of this Section.

- A. The DEVELOPER shall furnish all materials and bear the costs of all construction, and shall pay the cost of all work done and materials furnished as required to meet the conditions set by the Superintendent of Public Works, and the County and State Highway Departments
- B. No new DRIVEWAY, or alteration, or *relocation made to an existing DRIVEWAY*, shall be made without first securing permission from the Superintendent of Public Works.
- C. No driveway shall have an average grade that exceeds ten percent (10%).
- D. The slope of the DRIVEWAY shall not exceed two percent (2%) within twenty-five (25) feet of the intersecting PUBLIC STREET.
- E. No more that two (2) DRIVEWAYS shall be permitted to a single LOT entering/exiting on one (1) STREET.
- F. No commercial DRIVEWAY shall be located within forty (40) feet of any STREET intersection.
- G. MAXIMUM WIDTH:
 - (1) RESIDENTIAL USE: single entrance or exit shall not be more that twenty (20) feet.

- (2) NON-RESIDENTIAL USE: entrance or exit shall not be more than thirty (30) feet for a one-way, single entrance, nor fifty (50) feet for a two-way, double entrance commercial use.
 - (3) The width shall be measured at the RIGHT-OF-WAY line.
- H. MINIMUM WIDTH:
- (1) RESIDENTIAL USE: single entrance or exit shall not be less than ten (10) feet
 - (2) NON-RESIDENTIAL USE: entrance or exit shall not be less than sixteen (16) feet for a one-way, single entrance, nor thirty (30) feet for a two-way, double entrance commercial use.
- I. No DRIVEWAY shall be approved with a sight distance of less than one hundred and fifty (150) feet in any direction.
- J. The driveway shall be constructed with a suitable crown so as to lessen the erosion effect of surface runoff. In addition, as specified by the appropriate Superintendent of Public Works, a catch basin at a point near the intersection of the DRIVEWAY and the STREET may be required. This will prevent surface water and debris from being discharged onto the STREET.
- K. The property owner shall be responsible for the maintenance of the portion of the DRIVEWAY that is located within the RIGHT-OF-WAY. This maintenance shall include all drainage structures, pipes, ditches and other appurtenances, constructed in connection with the DRIVEWAY.
- L. All DRIVEWAYS shall be located so as to provide:
- 1. The most favorable grade and alignment conditions for the motorists using the DRIVEWAY and STREET.
 - 2. No undue interference with the free and safe movement of traffic on the STREET.
 - 3. Maximum safety and convenience for pedestrians and users of the STREET RIGHT-OF-WAY.
- M. Non-residential DRIVES and DRIVEWAYS may be required to be constructed to meet Village Specifications for a PUBLIC STREET, depending on the type and proposed volume of use.
- N. All DRIVES shall be constructed in accordance with the Village of Watkins Glen Sidewalk Law; Local Law #156, of 1966 as may be amended.

§ 12. NON-CONFORMING STRUCTURE, USE AND LOT

Section 10.0 of Local Law No. 1 of the year 2004, heading "Continuation of NON-CONFORMING STRUCTURE, USE and LOT", is hereby amended to read as follows:

10.0 Continuation of NON-CONFORMING STRUCTURE, USE and LOT

Any lawful STRUCTURE, USE or LOT existing at the time of enactment of this Law, or any subsequent amendment thereof applying to such STRUCTURE, USE or LOT, may be continued although such STRUCTURE, USE or LOT does not conform to the provisions of this Law provided that:

- A. Nothing herein contained shall be construed to render lawful any USE not lawfully conforming to provisions of the Village of Watkins Glen Zoning Ordinance repealed in Local Law # , 2003.
- B. A NON-CONFORMING STRUCTURE or USE is not expanded, enlarged/extended or increased other than provided for in Section 10.5.
- C. All NON-CONFORMING SIGNS shall be removed within ten (10) years of the effective date of this Local Law

§ 13. ZONING MAP OF THE VILLAGE OF WATKINS GLEN

The Zoning Map of the Village of Watkins Glen and the DISTRICTS delineated therein shall be extended to include all properties heretofore annexed to the Village of Watkins Glen.

§ 14. R3 DISTRICT BOUNDARY

The Boundary of the R3 DISTRICT as shown on the Zoning Map of the Village of Watkins Glen shall be changed to include the entire block from Fourth to Fifth Street and from Perry to Magee Street.

§ 15. EFFECTIVE DATE

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

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

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

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 2007 of the (County)(City)(Town)(Village) of Watkins Glen _____ was duly passed by the Board of Trustees _____ on May 24, 2007, 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, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

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

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

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

* 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.

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

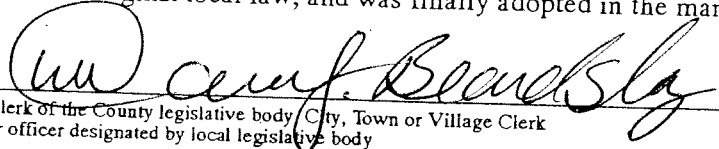
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified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

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

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

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

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



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

Donna J. Beardsley, Village Clerk

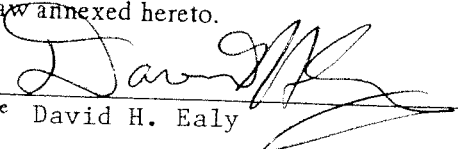
Date: June 1, 2007

(Seal)

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

STATE OF NEW YORK
COUNTY OF SCHUYLER

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



Signature David H. Ealy

Village Attorney
Title

County
City
Town of Watkins Glen
Village

Date: June 1, 2007