



# VILLAGE OF BALDWINSVILLE

## Codes Enforcement Office



16 West Genesee Street  
BALDWINSVILLE, NY 13027  
Phone # (315) 635-2481 ~ Fax # (315) 635-9231

---

## § 345-14 VILLAGE OF BALDWINSVILLE § 345-15

### ARTICLE VII

### BUSINESS B-1 DISTRICTS

---

#### § 345-14. Permitted structures and uses.

In Business B-1 Districts, only the following structures and uses shall be permitted:

- A. All structures and uses permitted in Residence R-2 Districts.
- B. Retail stores, shops, banks, business offices, personal service establishments (including coin-operated laundrettes), restaurants (excluding drive-in restaurants), mortuaries and undertaking establishments.
- C. Hotels, motels, theaters and recreation establishments. **[Added 7-2-1998 by L.L. No. 5-1998]**

#### § 345-15. District regulations.

In Business B-1 Districts, all structures and uses shall be subject to the following regulations:

- A. Required lot area. Lot area and minimum lot width for buildings used wholly or partially for dwelling purposes, other than by one person acting as a caretaker, shall be the same as the Residential R-2 Districts. There shall be no limitation on lot area or width for all other structures.
- B. Percentage of lot coverage. All residential buildings, including accessory buildings and all others permitted in Residence R-2 Districts, shall conform to the requirements of that district. All commercial buildings permitted shall not cover more than 50% of the area of the lot.
- C. Front yards. Required front yards shall be the same as for Residence R-2 Districts.
- D. Rear yards. Rear yard requirements shall be the same as for Residence R-2 Districts where a business district adjoins a residence district at the rear. Otherwise the rear yard requirements shall be as follows: There shall be a rear yard at least 20 feet in depth, except that if the building is used for dwelling purposes other than by one person acting as a janitor or caretaker, the rear yard shall be 30feet deep. For a building that extends through from street to street, front yard requirements shall apply on each frontage.
- E. Side yards.
  - (1) For structures to be used wholly or partially for dwelling purposes, other than by one person acting as a janitor or caretaker, side yards shall be the same as required for Residence R-2 Districts.
  - (2) For structures designed wholly for nonresidential use, no side yards shall be required except:
    - (a) As required under Subsection **H**, when a building is of non-fireproof construction.
    - (b) When a lot in a business district adjoins a lot in a residence district at the side, a side yard shall be provided on the residential side of the business lot, with a width not less than that of the narrowest yard required in the adjoining residence district.

- F. Height. There shall be no limit on building height, except that for each foot the height of a building or structure exceeds 55 feet the total width of the two side yards shall be increased by two feet.
- G. Private garages and accessory buildings. Private garages and accessory buildings requirements shall be the same as for Residence R-2 Districts.
- H. All buildings or structures shall comply with the fire-resistance standards and requirements set forth in 19 NYCRR Chapter XXXIII, Subchapter A (Uniform Fire Prevention and Building Code) pursuant to the applicable classifications of such buildings and structures as determined by the Village Code Enforcement Officer.

**[Amended 1-7-1985 by L.L. No. 1-1985 *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*]**