

A Local Law “Amending the Zoning Chapter of the Code of the Town of Lockport”

Be it enacted by the Town Board of the Town of Lockport as follows:

The Town of Lockport Zoning Law, as contained in Chapter 200 of the Code of the Town of Lockport, is hereby amended as follows:

1. §200-6, Zoning Map, is hereby amended by deleting the first sentence in its entirety and the following is adopted in its place:

“The location and boundaries of all districts are established as delineated and shown on the Zoning Map as prepared by Wendel dated October 5, 2016.”

2. § 200-26, Permitted uses and structures, is hereby amended by adding thereto the following provision:

“H. Single-family residences built on land upon which farming has not occurred for a period of five consecutive years and having acreage of not less than three acres.”

3. § 200-27, Special uses, is hereby amended by deleting the following provision:

“H. Single-family residences built on land upon which farming has not occurred for a period of five consecutive years and having acreage of not less than three acres.”

4. §200-35, Dimensional requirements is hereby amended by deleting “40” and inserting in its place “35” under side yard setback: total feet.

5. §200-40, Dimensional requirements is hereby amended by deleting “30” and inserting in its place “25” under side yard setback: total feet.

6. §200-43, Permitted uses and structures, is hereby amended by adding thereto the following provisions:

“K. Any permitted uses and structures allowed in the R-1 Districts.”

7. § 200-44(C), is hereby amended by deleting the text “associated with hospitals or medical care facilities”.

8. § 200-44(D), is hereby amended by deleting the text “30%” and inserting in its place the text “60%”.

9. § 200-44, Special uses, is hereby amended by adding thereto the following provisions:

“C. Professional offices  
H. Insurance and real estate offices  
I. Veterinary offices and clinics.”

10. § 200-64, Special uses, is hereby amended by adding thereto the following provisions:

“L. Doggy day care centers

M. Structure consisting of mixed local business (B-1) permitted uses and dwelling, with no more than a quadruplex dwelling residential unit allowed with said dwelling being restricted to the rear or upper level of the structure.”

11. § 200-69, Permitted uses and structures, is hereby amended by adding thereto the following provisions:

“F. Liquor stores.

K. Private clubs.

U. Doggy day care centers.

V. Wineries or micro-breweries so long as such is associated with an on-site restaurant or retail development operation.

W. Any permitted uses and structures allowed in the B-1 Districts.”

12. § 200-70, Special uses, is hereby amended by adding thereto the following provisions:

“F. Light manufacturing operations (generally defined as the manufacturing, compounding and assembly of products from previously prepared materials not involving heavy equipment and the production of excessive noise, vibrations, smoke, odors, etc.).

G. Structure consisting of no less than 50% of mixed general business (B-2) permitted uses on ground level, with residential dwelling units of no less than 900 square feet each on the second or third levels of the structure.

H. Permitted structures which are greater than 40’ and 60’ or less in height.”

13. §200-72, Dimensional requirements, is hereby amended by deleting the text “30%” and inserting in its place “35%”.

14. § 200-75(K), is hereby repealed in its entirety and the following is adopted in its place:

“K. Electrical generation facilities, except for utility-scale solar energy systems or commercial wind conversion systems.”

15. § 200-75, Permitted uses, is hereby amended by adding thereto the following provisions:

“L. Data centers.

M. Call centers

N. The production of liquor, beer and wine.”

16. §200-149, Dimensional requirements is hereby amended by adding the following phrase: “or residence” at the end of the first sentence.

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