

TOWN OF GRAND ISLAND, NEW YORK
Local Law Intro #11 of 2020
Local Law No. ___ of 2020

DRAFT

**A Local Law Amending the Town of Grand Island Zoning Code Chapter 407 to Include
Commercial and Recreational Uses in Town Business Districts**

Be it hereby enacted by the Town Board of the Town of Grand Island as follows:

SECTION I. Section 407-59, Principal uses and structures, is hereby amended as follows:

A. The following are principal uses in the North and South Business Districts (NBD and SBD):

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(9) Commercial/recreational uses:

- (a) Amusement parks.
- (b) Privately owned golf courses, whether or not open to the public.
- (c) Campgrounds.
- (d) Country clubs.
- (e) Golf driving ranges.
- (f) Yacht clubs.
- (g) Indoor recreational facilities, including but not limited to ice hockey arenas and indoor soccer facilities.

B. The following are principal uses in the Central Business District (CBD):

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(9) Commercial/recreational uses:

- (a) Amusement parks.
- (b) Privately owned golf courses, whether or not open to the public.
- (c) Campgrounds.
- (d) Country clubs.

- (e) Golf driving ranges.
- (f) Yacht clubs.
- (g) Indoor recreational facilities, including but not limited to ice hockey arenas and indoor soccer facilities.

SECTION II. Section 407-60, Accessory uses, is hereby amended to include:

- J. Club houses at golf courses, country clubs and yacht clubs, including restaurants and banquet facilities for members and guests.
- K. Maintenance buildings, storage buildings and garages.
- L. Swimming pools and tennis courts.
- M. Restaurants and snack bars for paying patrons of amusement parks, indoor recreational facilities, and campgrounds.
- N. Campground offices, recreation and game rooms, laundries and guest shower/bathroom facilities, and a campground lodge that includes up to five guest rooms for overnight accommodations for up to 10 guests.

SECTION III. Section 407-61, Uses upon issuance of special permit, is hereby amended to include as follows:

- A. North and South Business (NBD and SBD) Districts.
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- (7) Commercial/Recreational uses:
 - (a) Restaurants open to the public and banquet facilities available for rent by public, located at golf courses, yacht clubs, and country clubs.
 - (b) One caretaker's residence.
- B. Central Business District (CBD).
....
- (7) Commercial/Recreational uses:
 - (a) Restaurants open to the public and banquet facilities available for rent by the public, located at golf courses, yacht clubs, and country clubs.

- (b) One caretaker's residence.

SECTION IV. Section 407-62, Special rules for amusement parks, is hereby enacted as follows:

- A. For purposes of complying with the limitation of one principal use per zoning lot, the location of multiple structures, including rides, and other facilities, is deemed to constitute one principal use.
- B. Notwithstanding other provisions of this code, the height limitation on rides shall be 100 feet.
- C. Prior to issuance of any building permit, site plans shall demonstrate that adequate emergency vehicle ingress and egress is provided.

SECTION V. Severability.

If any clause, sentence, paragraph, or part of this chapter or application thereof to any person or circumstances shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof or the application thereof to other persons and circumstances, but shall be confined in its operation to the clause, sentence, paragraph or part thereof and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered.

SECTION VI. Effective Date.

This local law shall be effective immediately upon filing with the New York Secretary of State.