

## Article XVII OTMU — Office/Technology Mixed Use District

§ 212-\_\_ **Purpose.**

The purpose of the OTMU – Office Technology Mixed Use District is to provide for employment, support local entrepreneurs and stimulate local economic development by providing areas where land uses may include office, research and development; light industrial; overnight lodging accommodations and commercial and service businesses to support area workers and residents.. This zone is intended for low-impact and moderate-impact employment uses, which may benefit from close proximity to, but clear separation from residential neighborhoods, and is located adjacent to a state highway access point.

§ 212-\_\_ **Permitted uses.**

In the OTMU – Office Technology Mixed Use District, no building or structure shall be erected, altered or extended, and no land or building thereof shall be used for any purpose or purposes other than the following:

- A. Agricultural events, subject to standards set forth in Chapter 142: Special Events.
- B. Commercial stable, subject to the standards set forth in Article XX, §212-138.
- C. Farm Operation.
- D. On-farm labor housing.

§ 212-\_\_ **Permitted accessory uses.**

In the OTMU – Office Technology Mixed Use District, no building or structure shall be erected, altered, or extended, and no land or building thereof shall be used for any purpose other than the following:

- A. Accessory buildings.
- B. Child-care centers, group child care, family child care
- C. Cottage industry; if structure or use of land exceeds the square footage of the principal dwelling, site plan approval is required.
- D. Indoor and outdoor dining facilities, except that such facilities shall be for the exclusive use of employees or their guests.
- E. Farm operation, accessory commerce.
- F. Fences and walls, subject to the provisions of Article XX, §212-162.

- G. Home occupation.
- H. Minor solar collection system, subject to the provisions of Article XX, §212-139.1.
- I. Off-street loading areas.
- J. Roadside stands, subject to the provisions of Article XX, § 212-135.
- K. Signs as regulated under Article XX, § 212-122; also note Article XX, § 212-122 (F).
- L. Temporary buildings as defined in Article IV.
- M. Vehicle parking, pursuant to the provisions of Article XX, § 212-121.

§ 212-\_\_ **Uses allowed by site plan approval.**

In the OTMU – Office Technology Mixed Use District, no building or structure shall be erected, altered or extended, and no land or building thereof shall be used for any purpose or purposes other than the following, upon receipt of site plan approval pursuant to Article III, § 212-19:

- A. Adult entertainment businesses, subject to the standards set forth in Article XX, § 212-125.
- B. Agricultural-related commerce.
- C. Auction house.
- D. Artist's studio.
- E. Bicycle/ski rental business.
- F. Business directional signs, subject to limitations set forth in Article XX, § 212-122 (F).
- G. Professional offices.
- H. Churches, mosques, synagogues, temples and other places of worship, convents, rectories, parish houses.
- I. Clinic.
- J. Communication transmission towers and telecommunications facilities, subject to the provisions of Article XXII.
- K. Conference center.
- L. Facilities for agricultural education and recreation events.
- M. Farm breweries, farm cideries, farm distilleries.

- N. Fire stations and other public buildings necessary for the protection or servicing of a neighborhood.
- O. Health club.
- P. Hospital.
- Q. Hotel.
- R. Lawn/landscaping service.
- S. Light industry.
- T. Off-premises signs, subject to the provisions of Article **XX**, § **212-122 (D)**.
- U. Large- and small-scale sawmills, subject to the provisions of Article **XX**, § **212-136**.
- V. Major solar collection system, subject to the provisions of Article **XX**, §212-139.2.
- W. Motel.
- X. Residence, multiple-family.
- Y. Public and private schools, nursery schools, institutions of higher education.
- Z. Public or private park or playground, including accessory buildings and improvements.
- AA. Regional parks, wildlife sanctuaries, woodland preserves, arboretums.
- BB. Research and development enterprises not involving the manufacture, fabrication, processing, or sale of products, with the exception of prototype development.
- CC. Restaurant.
- DD. Retail lumber and building-supply centers.
- EE. Repair shop, personal service.
- FF. Retail use, provided the establishment does not exceed 12,000 gross square feet in floor area, with the exception of basement storage areas, and operates only between the hours of 6:00 a.m. and 11:00 p.m.
- GG. Self-service storage facility, subject to the standards set forth in Article **XX**, § **212-137**.
- HH. Warehouse, provided the establishment does not exceed 20,000 gross square feet in floor area.

§ 212-\_\_ **Uses by special permit.**

The following uses are allowed upon approval of a special permit pursuant to Article III, § 212-18, and upon receipt of site plan approval from the Planning Board, pursuant to the provisions of Article III, § 212-19, subject to the standards set forth in Article XX:

- A. Auto body and repair shop.
- B. Any establishment ordinarily operating between the hours of 11:00 p.m. and 6:00 a.m.
- C. Boat repair and service shop.

§ 212-\_\_\_ **Lot area and yard requirements.**

- A. Minimum lot area: none, subject to approval by the Tompkins County Health Department as set forth in § 212-8.
- B. Minimum lot width at front lot line: none.
- C. Minimum lot depth: none.
- D. Minimum front yard setback shall be 50 feet in the case of a public road right-of-way. In cases where the lot or parcel fronts on a private interior street or road, the minimum front yard setback shall be 80 feet from the center line of said street or road.
- E. Minimum side yard setbacks shall be 25 feet.
- F. Minimum rear setback shall be 35 feet.
- G. Maximum building height for any building or structure shall be 32 feet above average grade measured at the building perimeter.
- H. Maximum lot coverage by all buildings, structures and impervious surfaces shall be 50% of the lot area.

§ 212-\_\_\_ **Buffer areas.**

- A. Wherever an OTMU – Office Technology Mixed Use District abuts an **R1—Rural Residence District**, **R2—Moderate-Density Residence District**, **RM—Multiple-Residence District** or **H1—Hamlet District**, there shall be in addition to the required side yard and rear yard a vegetated buffer area of not less than 50 feet. No building or structure, parking or outside storage of any kind shall be allowed within this buffer area. All buffer area plantings shall be subject to the requirements of Article XVI, § 212-100.
- B. No buildings or other structures, or parking areas, shall be located within 100 feet from a stream or any wetland as defined by state or federal law. Streams are required to have a stream protection setback as defined in Article XX, § 212-124.

**Article IV. Terminology**

**§ 212-22 Purpose.**

**Add or amend the following definitions:**

**AUCTION HOUSE**

An enclosed place or establishment conducted or operated for compensation or profit as a private or public market where items of a personal or business nature, motor vehicles, machinery, heavy equipment, items of an industrial nature, or items not normally found within retail stores are offered for sale through competitive bidding. The term "auction house" does not include flea markets, yard sales, livestock markets, or bank repossession sales.

**ARTIST'S STUDIO**

A use involving small-scale production or assembly with no noxious by-products, and which may include a showroom or ancillary sales of products. No processes or equipment may be used that create heat, glare, dust, smoke, fumes, odors, or vibration detectable off the property.