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North Syracuse

- Code of Ordinances
 - Part II. General Legislation
 - Chapter 240. Zoning
 - Article III. District Regulations

§ 240-12. Commercial C-2 Districts.

Latest version.

A.

Uses permitted in C-2 Districts shall be as follows:

(1)

Retail and personal service.

(2)

Professional and business office.

(3)

Religious institution.

(4)

Community center/private club.

(5)

School.

(6)

Mortuary and funeral home.

(7)

Multiple-family dwelling.

(8)

Public utility substation. (See § 240-48.)

(9)

Accessory uses and structures.

В

Uses permitted in C-2 Districts upon issuance of a special permit shall be as follows (see Article VI):

(1)

Public outdoor recreation.

(2)

Indoor recreation.

(3)	
Drive-in service.	
(4)	
Restaurant/bar.	
(5)	
Motor vehicle service and repair.	
(6)	
Motor vehicle sales.	
(7)	
Hotel/motel.	
(8)	
Shopping center.	
(9)	
Residential units in combination with nonresidential use.	
C.	
Uses prohibited in C-2 Districts shall be as follows: all other uses not enumerated above.	
D.	
Residential lot and structure requirements in C-2 Districts.	
(1)	
Multiple-family residential dwellings are subject to the lot and structure requirements of § 240-	
9.	
(2)	
Residential units in combination with nonresidential use are subject to requirements of Article	
VI.	
E.	
Nonresidential lot and structure requirements (except public utility substations) in C-2 Districts	;
shall be as follows:	
(1)	
Lot.	
(a)	
Area, minimum: 20,000 square feet.	
(b)	
Width, minimum: 70 feet.	
(c)	
Depth, minimum: 100 feet.	
(d)	
Coverage, maximum: 50%.	
(2)	
Principal structure.	1
(a)	

Front yard setback: 30 feet.

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(b)
Side yard setback.
[1]
One side: 10 feet.
[2]
Total of both sides: 20 feet.
(c)
Rear yard setback: 20 feet.
(d)
Maximum height: 35 feet.
(3)
Accessory structures and/or uses.
(a)
Front yard setback.
[1]
Attached: 30 feet.
[2]
Unattached: existing principal building front line.
(b)
Side yard setback: 10 feet.
(c)
Rear yard setback: 10 feet.
(d)
Maximum height: 15 feet.
F.
C-2 supplemental regulations shall be as follows:
Off-street parking and loading: see §§ 240-29 through 240-31.
(2)
Signs: see § 240-33.
(3)
Screening: see §§ 240-35 and 240-36.
(4)
Landscaped buffer areas: see § 240-34.
(5)
Site plan review: see Article VII.
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