5.9 HSP: Hospitality District

This district is designed for commercial establishments serving transients using only the major highway systems traversing the town. The range of retail and service uses in this district are restricted to those essential to the traveler. The district is customarily located near the intersection of limited access facilities and major arterial streets.

Permitted Uses

Accessory Uses already incidental to a permitted use and which will not create a nuisance or hazard.

Automobile off-street parking, commercial lots.

Automobile and Truck Rental.

Automotive Service Station Operations.

Churches and similar religious facilities.

Curio and Souvenir Sales.

Delicatessen Operations, including catering.

Eating or Drinking Facilities, operated as commercial enterprises.

Motels, Hotels and other transient lodging (excluding trailer parks, RV parks or campgrounds).

Newsstand Sales.

Public and community utility stations or substations.

Recreation or Amusement Enterprise - conducted inside a building and for profit, and not otherwise listed herein.

Swimming Pools, incidental to a permitted principal use.

Temporary Construction Buildings.

Theater Productions, indoor, which show only films previously submitted to and rated by the Motion Picture Association of America.

Conditional Uses

The following uses may be permitted as a conditional use by the Town Board subject to the provisions of Section 12:

Beauty Shops.

Manufacturer's Outlet Sales.

Mini-Storage Warehouse.

Retail Sales.

Dimensional Requirements

Within the HSP District as shown on the Zoning Map, all of the following dimensional requirements shall be complied with:

Minimum lot area: 20,000 square feet (without public water and sewer).

 10,000 square feet (with public water and/or sewer).

Minimum lot width: 100 feet.

Minimum required front yard: 30 feet.

Minimum required side yard: 5 feet except where a lot abuts a residentially zoned lot. In such an instance the abutting side yard shall be at least fifteen (15) feet wide.

Minimum required rear yard: 20 feet except where a lot abuts a residentially zoned lot. In such instances the abutting rear yard shall be at least fifty (50) feet wide.

Maximum permissible lot coverage: The total ground area covered by the principal building and all accessory buildings shall not exceed thirty-five (35) percent of the total lot area.

Building Height Limits: 35 feet.

Location of Accessory Buildings

No accessory building shall be erected in any required front or side yard or within ten (10) feet of any lot line.

Corner Visibility

On a corner lot within the triangular area formed by the inside curb lines or the edge of the pavement lines of the intersecting streets and a line adjoining points on such lines at a distance of forty (40) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street.

Buffers

Buffer strips shall be required where any permitted use in this district abuts land zoned residential. The buffer strip shall be at least two (2) feet high when planted, and grow to a height of six (6) feet within a three (3) year time period; or a fifteen (15) foot wide strip of natural wooded area; or a twenty-five (25) foot wide area landscaped with grass or other ground cover and at least three (3) trees and five (5) shrubs for each one hundred (100) feet, or portion thereof, of boundary abutting property zoned residential.

Existing trees and shrubs in the buffer area may be used toward the required landscaping. Planted trees which are of an evergreen variety must be at least three (3) feet in height. Other trees must be at least four (4) feet in height. Planted shrubs must be at least twelve (12) inches in height.

Any nondecorative fence or wall, such as a chain-link fence or concrete block wall, shall be located between the commercial or industrial use and the buffer, rather than along the property line.

Signs

See Section 7.

Off-Street Parking

See Section 8.

Off-Street Loading

See Section 9.