

Proposed Uses for Commercial Zones

TABLE XX - Pursuant to Section 155-12 of the Town of Manlius Zoning Code		Transitional Business	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Category	Permitted Primary Uses *						
Retail Sales	Grocery Stores		X	X	X	X	X
	Drug Stores		X	X	X	X	X
	Department Stores		X	X	X	X	X
	Specialty Retail Shops	X	X	X	X	X	X
	Shops for General Retail		X	X	X	X	X
Personal Service Establishments	Barbershops	X	X	X	X	X	X
	Nail Salons	X	X	X	X	X	X
	Beauty Parlors	X	X	X	X	X	X
	Shoe Repair	X	X	X	X	X	X
	Instruction and Tutoring Services	X	X	X	X	X	Allowed after Acknowledgement
	Personal Training / Yoga / Karate/ Music Studio	X	X	X	X	X	Allowed after Acknowledgement
	Appliance Repair		X	X	X	X	X
Business and Professional Offices	Laundromats		X	X	X	X	X
	Dry Cleaners		X	X	X	X	X
	Professional offices	X	X	X	X	X	X
Business and Professional Offices	Banking offices	X	X	X	X	X	Allowed after Acknowledgement
	Finance	X	X	X	X	X	
	Insurance	X	X	X	X	X	
	Real Estate	X	X	X	X	X	
	Legal	X	X	X	X	X	
	Medical	X	X	X	X	X	
	Dental	X	X	X	X	X	
	Governmental	X	X	X	X	X	
Drive Thrus* as Accessory Use / Accessory Structure Only	Banks		Special Use Permit Required	X	X	X	X
	Restaurants		Special Use Permit Required	X	X	X	X
	Other		Special Use Permit Required	X	X	X	X
Public Places of Entertainment	Theaters						
	Arcades		Indoor	Indoor / Outdoor	Indoor/ Outdoor	Indoor/ Outdoor	Indoor /Outdoor
	Billiard Hall Gym / Sports / Recreation Complex		Only upon issuance of a special permit pursuant to Article IV, § 155-27				
Restaurants	Fast Food		X	X	X	X	
	Coffeehouse		X	X	X	X	
	Fast Casual	X	X	X	X	X	
	Casual Fine Dining	X X	X X	X X	X X	X X	

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TABLE XX - Pursuant to Section 155-12 of the Town of Manlius Zoning Code		Transitional Business	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Congregate Care Services	Home for elderly / adults		X	X	X	X	
	Convalescent homes		X	X	X	X	
	Institutional Nursing Homes for Elderly Adults and similar		X	X	X	X	
	Day Care Facilities		X	X	X	X	
Gathering Places	Community Centers			X	X	X	Allowed after Acknowledgement
	Religious Establishments	X	X	X	X	X	
Maker, Artisan, Light Manufacturing	Public Libraries			X	X	X	
	Public / Private Schools			X	X	X	
	Parks and Trails			X	X	X	
	Artist Studio e.g. painter, potter, sculptor	X	X	X	X	X	X
	Food/Beverage e.g. bakery, candy, ice cream, brewery	X	X	X	X	X	X
	Light Manufacturing e.g. electronic units, specialty parts		Special Use Permit Required	X	X	X	X
	Woodworker e.g. picnic tables, birdhouses	X	X	X	X	X	X
Commercial Business	Wholesale establishments			In enclosed building, including preparation of products sold on premises	In enclosed building, including preparation of products sold on or off premises	In enclosed building, including preparation of products sold on or off premises	
	Warehouses			Special Use Permit Required	Special Use Permit Required	X	X
	Landing fields				Special Use Permit Required	Special Use Permit Required	X
	Doggy Day Care				Special Use Permit Required	Special Use Permit Required	X
	Hotels / Motels				X	X	Allowed after Acknowledgement
	Self- Storage Indoor Facility				X	X	X
	Gas Stations					X	X
Outdoor Display & Outdoor Storage	Public Automobile Parking Lot and/or Garage			X	X	X	X
	Self- Storage						
	Indoor Facility				X	X	X
	Outdoor Facility					X	X
	Commercial Storage/Warehouse				Requires Site plan Acc. Use permit	X	X
	Container Storage						X
	Farmer's Market			X	X	X	X
Vehicle Businesses	Vehicle Repair					X	Special Use Permit Required
	Junkyards					X	X
	Lumberyards					X	X
	Farm and Construction Equipment Distributors					X	X
	Landscaping Sales & Service				Special Use Permit Required	Special Use Permit Required	X
	Greenhouses	X	X	X	X	X	X
	Vehicle Sales				Special Use Permit Required	X	X
Vehicle Businesses	Vehicle Repairs				Special Use Permit Required	X	X
	Outdoor Storage of Vehicles					X	X
	Car Dealership				X	X	X
	Recreational Vehicle Sales					X	X

		Order Food			Receive food			Eat Food		How Seated	
		Drive Thru	Order at counter	Order at Table	Drive Thru	At Counter	At Table	Off-site	At Table	By customer	By Restaurant
Fast Food	McDonalds	X	X		X	X		X	X	X	
	Burger King	X	X		X	X		X	X	X	
Coffeehouse	Starbucks		X			X		X	X	X	
	Brueggers		X			X		X	X	X	
	Freedom of Espresso		X			X		X	X	X	
	Dunkin		X			X		X	X	X	
Fast Casual	Paneras		X			X	X	X	X	X	
	Pasquales		X			X		X	X	X	
	China Café		X			X		X	X	X	
	Moes		X			X		X	X	X	
	Chipotle's		X			X		X	X	X	
	Trappers		X			X	X	X	X	X	
Casual Dining	Carrabba's			X			X		X		X
	Bull & Bear			X			X		X		X
	Chicago Grill			X			X		X		X
	King David's			X			X		X		X
Fine Dining	Arad Evans			X			X		X		X

Use Cases for Town of Manlius Commercial Zones

	Commercial Transitional	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Purpose and Intent	This zoning classification is intended to permit the development of low-impact professional, retail, personal service and business establishments in convenient proximity to residential neighborhoods while minimizing the impact such uses may have on adjacent residential neighborhoods. Included, but not limited to, Site Plan Review shall address pedestrian access, lot coverage, parking, screening, lighting, noise, ingress/egress, and the overall aesthetics of the proposed development.	This zoning classification is intended to permit the development of small-scale commercial, retail and personal service establishments in proximity to residential neighborhoods while at the same time minimizing the potential impact and disruption that such uses near residential neighborhoods could have. Included, but not limited to, Site Plan Review shall address pedestrian access, hours of operation, lot coverage, parking, screening, lighting, noise, ingress/egress, and the overall aesthetics of the proposed development.	This zoning classification is intended to encourage the efficient conversion of large-scale retail or commercial space into smaller, stand-alone combinations of retail, service and community uses. Any such redevelopment shall include some uniformity and cohesiveness in the appearance of the buildings. Included, but not limited to, Site Plan Review shall address lot coverage, parking, screening, lighting, noise, ingress/egress and the overall aesthetics of the proposed development.	This zoning classification is intended to include the commercial, retail and personal service uses permitted in Regional Shopping and Residential R-3 zones, subject to the same restrictions. Some additional permitted uses are also allowed. Site Plan Review shall include, but not be limited to lot coverage, parking, screening, lighting, noise, ingress/egress and the overall aesthetics of the proposed development.	This zoning classification is intended to include the uses permitted in Commercial A and to add some additional permitted uses. Site Plan Review shall include, but not be limited to, lot coverage, parking, screening, lighting, noise, ingress/egress and the overall aesthetics of the proposed development.	This zoning classification is intended to permit manufacturing and other industrial uses. Uses permitted in other zoning classifications are not permitted in an Industrial Zone without Special Use Permit.
Design Principles	<p>Applicants seeking permits or site plan approval for new construction and/or renovation within the RSDD zone must demonstrate to the satisfaction of the Planning Board that building and site designs:</p> <p>(a) Are consistent with the design principles which predominate among the existing building and structures within the zone and the surrounding area, including residential, and</p> <p>(b) Will consider the impact on the desirability of the immediate and surrounding area including residential</p> <p>Design principles to be addressed include, but are not limited to, the suitability of design and type of the proposed construction, including mass, height and line to be used in relation to the immediate</p>	<p>approval for new construction and/or renovation within the RSDD zone must demonstrate to the satisfaction of the Planning Board that building and site designs:</p> <p>(a) Are consistent with the design principles which predominate among the existing building and structures within the zone and the surrounding area, including residential, and</p> <p>(b) Will consider the impact on the desirability of the immediate and surrounding area including residential</p> <p>Design principles to be addressed include,</p>	<p>new construction and/or renovation within the RSDD zone must demonstrate to the satisfaction of the Planning Board that building and site designs:</p> <p>(a) Are consistent with the design principles which predominate among the existing building and structures within the zone and the surrounding area, including residential, and</p> <p>(b) Will consider the impact on the desirability of the immediate and surrounding area including residential</p> <p>Design principles to be addressed include, but are not limited to, the suitability of design and type of the proposed construction, including mass, height</p>	<p>Architectural design is encouraged to respond to local history, topography and climate, as well as vernacular building practice</p>	<p>Architectural design is encouraged to respond to local history, topography and climate, as well as vernacular building practice</p>	
Restrictions	<p>No Drive Thru No Outdoor Sales No Outdoor Storage lot size is less than 10 acres Floor space not more than 10,000 ft²/acre lot coverage maximum of 70%</p>	<p>No Drive Thru No Outdoor Storage lot size is less than 15 acres Floor space not more than 10,000 ft²/acre Lot coverage maximum of 70%</p>	<p>No Outdoor Storage</p>			<p>Residential use is by Special Permit only pursuant to Article IV, §155-27</p> <p>Manufacturing, self storage and industrial uses by Special Permit only pursuant to Article IV, §155-27 [Amended 8-9-2006 by L.L. No. 7-2006]</p>

Use Cases for Town of Manlius Commercial Zones

		Commercial Transitional	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Retail Sales	Grocery Stores		X	X	X	X	
	Drug Stores		X	X	X	X	
	Department Stores		X	X	X	X	
	Specialty Shops	X	X	X	X	X	
	Shops for general retail		X	X	X	X	
Personal Service Stores	Barbershops	X	X	X	X	X	
	Nail Salons	X	X	X	X	X	
	Beauty Parlors	X	X	X	X	X	
	Shoe Repair	X	X	X	X	X	
	Appliance Repair		X	X	X	X	
	Laundromats		X	X	X	X	
	Dry Cleaners		X	X	X	X	
Business Offices	Professional offices	X	X	X	X	X	
	Banking offices	X	X	X	X	X	
	Finance	X	X	X	X	X	
	Insurance	X	X	X	X	X	
	Real Estate	X	X	X	X	X	
	Legal	X	X	X	X	X	
	Medical	X	X	X	X	X	
	Dental	X	X	X	X	X	
	Governmental	X	X	X	X	X	
Drive Thrus	Banks			X	X	X	
	Restaurants			X	X	X	
	Other			X	X	X	
Places of Entertainment	Theaters		Indoor	Indoor	Indoor	Indoor / Outdoor	
	Game Rooms		Indoor	Indoor	Indoor	Indoor / Outdoor	
	Other non-food serving patrons		<i>Only upon issuance of a special permit pursuant to Article IV, f 155-27</i>	<i>Only upon issuance of a special permit pursuant to Article IV, f 155-27</i>	Indoor / Outdoor (w/accessory use permit)	Indoor / Outdoor	
Food and Restaurants	Restaurants						
	Fast Food			X	X	X	
	Coffeehouse		X	X	X	X	
	Fast Casual	X	X	X	X	X	
	Casual	X	X	X	X	X	
Fine Dining	X	X	X	X	X		

Use Cases for Town of Manlius Commercial Zones

		Commercial Transitional	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
People Services	Gyms		X	X	X	X	
	Recreational Facilities (public & private)		X	X	X	X	
	Home for elderly / adults		X	X	X	X	
	Convalescent homes		X	X	X	X	
	Nursing Homes and similar Day Care Facilities		X	X	X	X	
Gathering Places	Community Centers			X	X	X	
	Places of Worship			X	X	X	
	Public Libraries			X	X	X	
	Public / Private Schools			X	X	X	
	Parks and Trails	X	X	X	X	X	
Commercial Business	Wholesale establishments			In enclosed building, including preparation of products sold on premises	In enclosed building, including preparation of products sold on premises	In enclosed building, including preparation of products sold on premises	
	Warehouses					X	
	Landing fields			w/ special permit	w/ special permit	w/ special permit	
	Doggy Day Care				w/ special permit	w/ special permit	
	Hotels / Motels				X	X	X
Outdoor Sales/Service	Public Garages			X	X	X	X
	Commercial Storage					X	X
	Gas Stations					At least 20 ft from street or right-of-way line, 25 ft from property line, screening/fencing next to church, school, hospital or any other uses in R-3	At least 20 ft from street or right-of-way line, 25 ft from property line, screening/fencing next to church, school, hospital or any other uses in R-3
	Automobile Sales			X	X	X	X
	Automobile Repair					No broken down cars, equipment or parts	No broken down cars, equipment or parts
	Junkyards					X	X
	Lumberyards					X	X
	Farm Equipment Distributors					X	X
	Greenhouses	X	X	X	X	X	X
Public Utility Structures							Public utility structures necessary for the servicing of the area or for general Town Use
							Radio, microwave, television or other similar forms of energy transmission towers or facilities shall be permitted only after the issuance of a special permit pursuant to Article IV, §155-27 [Added 5-22-2002 by Ord. No. 2002-5]