LOCAL LAW NO.: 9 - 2025

LOCAL LAW AMENDING THE DEWITT TOWN CODE CHAPTER 192, BEING LOCAL LAW NO. 6 OF 2008, AS HAS PREVIOUSLY BEEN AMENDED, TO MODIFY THE DEFINITION OF "RETAIL STORE" AND ADD NEW DEFINITIONS FOR "SHOPPING CENTER" AND "GROCERY STORE" IN §192-14, AND TO REMOVE "WAREHOUSING, SELF STORAGE" AS A PERMITTED USE IN THE HIGH TECH DISTRICT IN §192-156

Be it enacted by the Town Board of the Town of DeWitt as follows:

Section 1: The Town of DeWitt Town Code Chapter 192, being Local Law No. 6 of 2008, as has previously been amended, is hereby further amended to include a modified definition of "Retail Store" and new definitions of "Shopping Center" and "Grocery Store" in §192-14 and to remove "Warehousing, self-storage" as a permitted use in the High Tech District in §192-56, as follows:

RETAIL STORE
A premises in which goods, commodities, or personal services are sold, leased or rented directly to the public, but not including a Grocery Store.

SHOPPING CENTER
A multi-tenant structure or more than one single-use structure, which consist of primarily retail stores and contain only those individual and specific uses that are permitted in the underlying zoning district in which the structure(s) are located, and which uses and structures share access, parking, and other related services.

GROCERY STORE
A structure or use, the primary function of which is the sale of food and staple goods to the general public, and which has a gross floor area of greater than 4,000 square feet.

…

The following modifications shall be made to apply the Definitions above:

1. Article IX Special Business Transitional District, add to §192-41 Specific permit uses:

   E. Grocery Store
   F. Shopping Center

2. Article X Business Transitional District, add to §192-45 Specific permit uses:

   F. Grocery Store
   G. Shopping Center

3. Article XI Business District, add to §192-48 Permitted structures and uses:

   HH. Grocery Store
   II. Shopping Center

4. Article XIV Industrial District, add to §192-60 Permitted structures and uses:

    UU. Grocery Store
    VV. Shopping Center

5. Modify §192-103(D) required parking spaces schedule by replacing "stores and shopping centers" with "Retail Stores, grocery stores and shopping centers," as follows:

Structure	**Number of Parking Spaces (minimum)**
Single- and 2-family dwellings	2 for each dwelling unit
Multiple-family dwellings	2 for each dwelling unit
Bed-and-breakfast	1 per guest room plus 1 for owner
Motels and hotels	1 for each guest bedroom
Churches, auditoriums, theaters, funeral homes and other places of public assembly	1 for each 3 seats at maximum capacity
Offices	1 for each 150 square feet of gross floor area
Retail Stores, grocery stores and shopping centers:	
0 square feet to 50,000 square feet of gross floor area	1 for each 150 square feet of gross floor area
50,000 square feet to 150,000 square feet of gross floor area	333, plus 1 for each 165 square feet of gross floor area in excess of 50,000 square feet
150,000 square feet to 400,000 square feet of gross floor area	939, plus 1 for each 270 square feet of gross floor area in excess of 150,000 square feet
400,000 square feet of gross floor area and up	1,865, plus 1 for each 285 square feet of gross floor area in excess of 400,000 square feet
Industrial or manufacturing	1 for each 500 square feet of gross floor area
Warehousing	2 for each employee
Restaurants, cafes	1 for each 60 feet of gross floor area
Other commercial enterprises	1 for each 300 square feet of gross floor area
Hospitals and nursing homes	1 for each 4 patients or residents

6. Modify §192-103(E)(2) by replacing "stores and shopping centers use" with "retail stores and shopping centers use," as follows:

    §192-103(E)(2): Up to 25% of the parking spaces required in this section for retail stores and shopping centers use, that are greater than 10,000 square feet in gross floor area, and office use may be landscaped and reserved for future parking upon approval of the Planning Board and subject to the following conditions.

…

The following modification shall be made to remove the use of "Warehousing, self-storage" from the High Tech Zoning District:

1. Article XIII High Tech District, remove from §192-56 Permitted structures and uses:

    DD. Warehousing, self-storage

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Section 2: Local Law No. 6 of 2008, as amended, remains in full force and effect except as hereinabove amended.

Section 3: This Local Law shall take effect immediately upon posting and publication as required by law and filing with the Secretary of State.