

Dunkirk Zoning Updates

A. SUMMARY

1. Zoning Map – Addition of CR (Commercial Residential), combination of M-1/M-2 into M, elimination of M-2. Changing zoning boundaries of AR-1, C-2, and C-R districts.
2. Elaborated/clarified the purpose statements for each district.
3. Adjustments made to permitted, specially permitted, and site plan uses in each district as well as dimensional requirements (setbacks, lot sizes, etc.) per previous work undertaken by the Town’s zoning committee.
4. Expanded potential agricultural-related businesses and uses in the AG-1 district.
5. Incorporated solar energy and battery storage uses in pertinent districts per proposed solar and battery storage regulations.
6. Clarified applicability to Scenic Byway Overlay District
7. Added sketch plan/pre-application to Site Plan Review section and clarified review/application process.
8. Planned Unit Development section – minor adjustments
9. Sign Regulations...
10. Parking Regulations modifications, including:
 - a. Incentive structure for reduction in spaces
 - b. Exceptions clarified/expanded
 - c. Off-street parking numbers (**see B.2 below**)
 - d. Landscaping/screening requirements and use of full cut-off lighting added
11. Added/modified regulations for specific uses, including:
 - a. Drive-Thru businesses
 - b. Mobile Homes > changed to Manufactured Homes
 - c. Mobile Home Parks
 - d. Shopping Center
 - e. Storage
 - f. Accessory Dwelling Units (**see C.1 below**)

B. Pending update elements and editing notes:

1. There are a number of formatting issues with the proposed word version of the text as this was generated from the existing PDF document. We’ll do our best to go through and clean it up, but it might not be 100%!

2. Parking minimum per use still needs to be updated...
3. Definitions – to be updated based on changes within the code after Town Board review
4. Site Plan checklist – to be updated after Town Board review
5. “One stop shopping” permitted use table – added in as an appendix, supplementary to existing regulations

C. Follow up zoning issues:

1. Accessory Dwelling Units – regulatory mechanism
2. Floodplain regulation – using model law from NYS DEC to replace existing/outdated version