

CITY OF PORT JERVIS

INTRODUCTORY LOCAL LAW NO. ____ OF 2025

**A LOCAL LAW AMENDING CHAPTER 535 OF THE CITY CODE OF THE CITY OF
PORT JERVIS, NEW YORK TO CREATE A NEW ZONING DISTRICT ENTITLED
“TRI-STATE CENTRAL BUSINESS OVERLAY DISTRICT”**

Be it enacted by the Common Council of the City of Port Jervis, County of Orange, State of New York, as follows:

Section 1. Statement of Intent

This Local Law is enacted to amend Port Jervis City Code Chapter 535 in order to create a new zoning district called the Tri-State Central Business Overlay District (“TCB”) in order to provide flexibility in development to permit commercial and business uses where appropriate with respect to certain defined properties within the City.

Section 2. Section 535-5 Amended

The City of Port Jervis Code, Section 535-5 entitled "Districts Established" shall be amended as follows by adding subsection “L” entitled “Tri-State Central Business Overlay District (“TCB”)” as follows:

L. Tri-State Central Business Overlay District (“TCB”).

- (1) Purpose: The Tri-State Central Business Overlay District is established to extend the City of Port Jervis’ Central Business District uses over the Tri-State Commercial Corridor where such uses are consistent with neighborhood character. The goal for the district is to provide for flexibility of uses when appropriate as determined by the Common Council.**
- (2) Within the TCB Overlay District, all uses permitted within the Central Business District may be permitted subject to special use and site plan approval by the City Planning Board. The standards for such approvals shall be the same as those specified for the Central Business District.**
- (3) The City Planning Board shall refer the special use permit and site plan application(s) to the Common Council. The Common Council has thirty (30) days from the date of referral to provide its comments on the application(s). The Common Council’s comments are not binding on the Planning Board. However, should the Common Council disfavor the application, a supermajority of the**

Planning Board shall be required to approve such application.

(4) Map Color: _____

Section 3. Section 535-5 Amended

The City of Port Jervis Code, Section 535-5 entitled "Districts Established" shall be amended as follows by adding the following districts to the table at the beginning of the section:

<u>SYMBOL</u>	<u>TITLE</u>
----	Jersey Avenue Overlay District
----	Route 209 Commercial Overlay District
TCS	Tri-State Commercial Overlay District
TCB	Tri-State Central Business Overlay District

Section 4. Section 535-6 Amended

Notwithstanding City of Code Section 535-7 entitled "Annexed Property", the City of Port Jervis Code, Section 535-6 entitled "Zoning Map" shall be amended to initially include the following existing City parcels of property in the newly created district as follows:

Tax Map Identifiers:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
20	7	13	255-257 East Main Street
20	7	1	257 1/2 East Main Street
20	7	14.2	259-267 East Main Street
20	7	2.21	273-279 East Main Street
20	7	3	285 East Main Street
20	7	4	287-289 East Main Street
20	7	5	291 East Main Street
20	7	6	295 East Main Street
20	7	7.12	297 East Main Street
20	2	9.1	254 East Main Street
20	6	1.2	260 East Main Street

20	6	2.1	262 East Main Street
20	6	12.22	270 East Main Street
20	6	11.22	290 East Main Street
20	6	10	298 East Main Street
20	1	6.12	8 North Maple Avenue
20	8	6.22	28 South Maple Avenue
20	8	4.2	10 South Maple Avenue
20	8	5.2	18 South Maple Avenue
20	6	9	300 East Main Street

Section 5. Chapter 535 Articles V and VI Use and Bulk Requirements Amended

The City of Port Jervis Code, Chapter 535, Article V entitled "Use Requirements" and Article VI entitled "Bulk Requirements" shall be amended to add the following uses and bulk requirements for the Tri-State Central Business Overlay District ("TCB") into the existing City Code and tables:

Tri-State Central Business Overlay District

NOTE: ALL USES PROPOSED FOR THIS DISTRICT REQUIRE SPECIAL USE AND SITE PLAN APPROVAL BY THE CITY PLANNING BOARD IN ACCORDANCE WITH CITY CODE §535-5(L).

	Description of Permitted Uses			Bulk Requirements								
Principal Uses		Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth				Maximum	
				Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
Places of Worship				25,000	100	100	35	30	15	40	45	30
Hotels				30,000	100	100	0	0	0	0	65	60
Motels				30,000	100	100	0	0	0	20	65	60
Hospitals, general				25,000	100	100	35	30	15	40	45	30
Shopping Center				25,000	100	100	0	0	0	20	65	60
Business and Professional Offices				7,500	75	100	20	25	10	30	35	30
Indoor Theaters				25,000	100	100	0	0	0	30	45	30
Retail Establishments				No Minimums Prescribed							74	100
Health & Fitness Centers				No Minimums Prescribed								
Governmental				N/A								

Offices											
	Research, Design and Development Laboratories		30,000	100	100	0	0	0	20	65	60
	Non-Profit Membership Clubs		25,000	100	100	35	30	15	40	45	30
	Building Supply & Lumberyards	Yard Storage	30,000	100	100	0	0	0	20	65	60
	Indoor Recreation facilities		30,000	100	100	0	0	0	20	65	60
	Motor Vehicle Repair Shop	Yard Storage	30,000	100	100	0	0	0	20	65	60
	Motor Vehicle Laundry	Yard Storage	30,000	100	100	0	0	0	20	65	60
	Motor Vehicle Service Station	Yard Storage	30,000	100	100	0	0	0	20	65	60
	Restaurants, including fast food restaurants		No Minimums Prescribed							74	100
	Microbrewery, brew pub, brewery, micro-distillery, distillery, winery, tasting room		No Minimums Prescribed							74	100
	Banks		No Minimums Prescribed							74	100
	Convenience Retail Stores		6,000	60	100	20	20	8	30	30	35
	Manufacturing, Light	Yard Storage	30,000	100	100	0	0	0	20	65	60
	Wholesale, storage, and warehousing facilities	Retail establishments Yard Storage	30,000	100	100	0	0	0	20	65	60
	Railroad and public utility structures and rights of way		12,000	60	100	20	20	8	30	35	30

Section 5. Separability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Common Council of the City of Port Jervis hereby declares that it would

have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 6. **Repeal**

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 7. **Effective Date**

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.