

CITY OF PORT JERVIS

INTRODUCTORY LOCAL LAW NO. 2 OF 2022

**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 COMMERCE 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 Commerce District (“TSC”) in conjunction with the recently approved annexation of properties from the Town of Deerpark into the City of Port Jervis as set forth herein.

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 “K” entitled “Tri-State Commerce District (“TSC”)” as follows:

K. Tri-State Commerce District (“TSC”).

(1) Purpose: The Tri-State Commerce District is established in conjunction with the annexation of certain properties from the Town of Deerpark into the City of Port Jervis, as well as the including of certain properties already existing within the boundaries of the City to promote the development of certain areas known as the “Interchange” Site. The Interchange site is located at the southern part of the City between County Route 16 (Maple Ave) and County Route 15, north of Interstate-84 (I-84). The goal for the district are to encourage projects such as retail, dining, and lodging for the Interchange Site.

(2) Map Color: _____

Section 3. 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 annexed and existing City parcels of property in the newly created district as follows:

Tax Map Identifiers: Town of Deerpark identifiers to be renumbered by Orange County in conjunction with the annexation process:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
57	3	2

City of Port Jervis properties to be included in the newly created district:

<u>Section</u>	<u>Block</u>	<u>Lot</u>
20	7	8.2

Section 4. 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 Commerce District (“TSC”) into the existing City Code and tables:

Tri State Commerce District

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			No Minimums Prescribed							74	100

Establishments											
Health & Fitness Centers			No Minimums Prescribed								
Governmental Offices			N/A								
	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.