

Local Law No. 2 of the year 2026
Amending Chapter 300, Zoning
to amend §300-1, Districts created
to add Low Impact Business (LIB) Overlay Zone
Village of Delhi

§ 300-1. Districts created.

A. For the purpose of this chapter, the Village of Delhi is hereby divided into the following nine classes of districts:

Agricultural and Rural Residence

District AR Residence District R-1

Residence District R-2

Residence District R-3

General Business District B

Industrial District I-1

Industrial District I-2

Land Conservation District L-C

Planned Development District P-D

B. The following overlay zones have also been established:

Low-Impact Business (LIB) Overlay Zone

Local Law No. 2 of the year 2026
Amending Chapter 300, Zoning
to add § 300-17.1, Low Impact Business (LIB) Overlay Zone
Village of Delhi

§ 300-17.1. Low Impact Business (LIB) Overlay Zone.

A. Purpose

The Low Impact Business (LIB) Overlay Zone is established in recognition of the area's existing residential character along Main Street between Elm Street and Franklin Street. The intent is to allow local, small-scale business uses in a manner compatible with and subordinate to the surrounding neighborhood, while preserving the availability of housing.

Specifically:

- (1) Encourage conversion or adaptation of properties to small-scale business uses that do not substantially alter the residential appearance of the neighborhood.
- (2) Permit mixed residential and commercial use, thereby maintaining dwelling unit availability.
- (3) Maintain the underlying R-2 Residence District zoning as the base classification, and govern additional business use through this overlay.

B. Applicability

- (1) The LIB Overlay Zone shall apply to all lots fronting Main Street between Elm Street and Franklin Street (inclusive) that are zoned R-2.
- (2) On any lot within the LIB Overlay Zone, the uses permitted in Section C shall apply, subject to the requirements of this Section. The underlying R-2 district bulk, height, setback and other dimensional regulations remain in effect except where modified herein.

C. Permitted Uses

- (1) Within the LIB Overlay Zone, permitted uses shall include but not be limited to:
 - (a) Bed-and-Breakfast Home or Inn.
 - (b) Professional Services (e.g., attorney, architect, accountant, designer).
 - (c) Barbershop / Beauty Parlor.
 - (d) Shoe Repair.
 - (e) Educational Institution (small scale).
 - (f) Office (general).
 - (g) Retail Business or Service (including manufacture of articles to be sold at retail on the premises), provided that no more than five (5) persons are employed in such manufacturing or processing.
 - (h) Accessory uses/buildings customarily incidental to any of the above permitted uses.

- (i) Mixed-use properties where a dwelling unit is maintained and a permitted business use operates in part of the building.
- (2) Exceptions:
 - (a) Chain restaurants or chain stores (defined as two or more locations under common ownership or franchise) shall be prohibited.
 - (b) Drive-through facilities shall be prohibited.

D. Use & Occupancy / Owner-Occupancy

- (1) A business within the LIB Overlay Zone shall not be required to be owner-occupied.
- (2) No business otherwise permissible under this section shall be approved unless the property shall maintain at least one dwelling unit (either as the principal use or contained within the building).
- (3) A “change of use” (for example from residence to retail, or residence to office) shall require approval by the Planning Board (or other appropriate reviewing body) and shall be subject to the standards of this overlay.

E. Parking Requirements

- (1) Notwithstanding any off-street parking minimums that may apply under the underlying R-2 zoning or other district provisions, no additional off-street parking spaces shall be required as a condition of business use under the LIB Overlay Zone.
- (2) Where feasible, the applicant is encouraged to consider shared parking, on-street public parking or other parking management strategies consistent with neighborhood character and pedestrian orientation, but such encouragement does not impose a mandatory requirement.
- (3) Any expansion of a permitted business use, or new business use, shall be reviewed by the Planning Board to ensure compatibility with the neighborhood and to address any traffic/parking impacts, notwithstanding the absence of a minimum parking requirement.

F. Signage

Signs within the LIB Overlay Zone shall comply with the Village’s existing § 300-46 (Signs and Billboards) provisions, with the following additional requirements specific to the overlay:

- (1) Freestanding signs must be installed at least 4 feet from the sidewalk edge.
- (2) Maximum area of freestanding signs: 10 sq ft.
- (3) Maximum height of freestanding sign above grade: 8 feet.
- (4) Freestanding signs may be double-sided.
- (5) Wall signs shall not exceed 14 sq ft in area.
- (6) Projection signs shall not exceed 8 sq ft. The bottom of a projection sign must be at least 7.5 feet above grade, unless the building is set back more than 12 feet from the road—in which case the height minimum may be waived.
- (7) Signs shall not be constructed of corrugated plastic board.
- (8) The number of temporary banners, flags or promotional signs shall be limited to one per property.

G. Additional Standards / Planning Board Review

- (1) All permitted business uses shall be subject to site plan (or special permit) review by the Planning Board to evaluate compatibility with the residential character of the area—particularly building façade, scale, signage, lighting, parking/traffic circulation, pedestrian access and hours of operation.
- (2) In reviewing a change of use or new business use, the Planning Board shall find that the proposal:
 - (a) Maintains the appearance and scale of a residence or residential structure in the neighborhood;
 - (b) Does not create exterior indications of business operation that are incongruous with surrounding residential uses (for example, excessive signage, outdoor storage, outdoor operations, drive-throughs, etc.);
 - (c) Will not generate vehicular traffic, parking demand, or pedestrian/vehicular conflicts beyond that which is typical in the neighborhood for residential use.
- (3) The overlay may be documented on the zoning map or by an amendment to the zoning ordinance, accompanied by a map showing the full extent of the LIB Overlay Zone.

H. Severability

If any section, subsection, sentence, clause or phrase of this section is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section.