

**Town of Grand Island
Local Law # 2 of 2025**

**A Local Law to amend Chapter 407, the Zoning Code of the Town of Grand Island,
regarding allowable uses in the M-1 District**

Be it hereby enacted by the Town Board of the Town of Grand Island as follows:

Section 1: Section 407-10 of the Town of Grand Island Code **Definitions** is amended to add the following:

“Business Campus” means one or more contiguous or non-contiguous lots, where separated by a public or private roadway, for one or more common business purposes. The lots, to be part of a Business Campus, do not need to be held in common ownership. Determining whether a lot is part of a Business Campus requires an evaluation of the proposed use and its relationship to the uses on the other lot(s) that make up the Business Campus. Such factors that are considered relevant include the nature of the uses, use of common driveways and parking, use of common utility and stormwater infrastructure, and site design, operations, and functionality.

“Distribution facility” means lands, buildings, or structures where the receipt, storage, transfer and dispatching of tangible personal property are processed for delivery to retail customers. The term does not include an establishment where retail sales of tangible personal property are made to retail customers on site more than twelve days a year.

“Ministorage facility” is a moving or storage office, or a warehouse establishment, for the purpose of storing personal property, where: (a) such facility is partitioned into individual, securely subdivided space for lease; (b) such facility consists of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and (c) such floor space or storage devices less than 500 square feet in area are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

“Warehouse” means lands, buildings, or structures used or designed for the storage of (a) raw materials used by a business in its manufacturing processes; and/or (b) goods which will be sold elsewhere or subsequently transported to another location for sale, including the storage of goods by a distributor or supplier who then markets goods for retail sale at other locations.

Section 2: Section 407-81 of the Town of Grand Island Code is amended to read in its entirety as follows:

§ 407-81 Principal uses and structures

- A. Principal uses allowed in the B-1 District
- B. Executive or administrative offices.

C. Uses of a light-manufacturing nature employing electricity or other unobjectionable motor power or processes free from objectionable odors, fumes, dirt, dust, vibrations, or noise beyond the limits of the walls of an enclosed building.

D. Trade or industrial schools, educational facilities.

E. Laboratories and related facilities for research, experimentation, testing and product development when conducted entirely within a building.

F. Office buildings for general purposes.

G. Research and development and light manufacturing supported by research and development.

H. Computer programming and other software services.

I. Saw, knife and tools sharpening shops, small equipment repair (chain saws, lawn mowers, outboard motors, hedge trimmers, etc.) shops.

J. Lumberyards, building materials, welding supply shops and supplies stores.

K. Gunsmith, locksmith, engraving and taxidermy shops.

L. Ministorage Facilities

Section 3: Section 407-83 of the Town of Grand Island Code is amended to add the following

D. Warehouses, subject to the regulations in this Article regarding allowable Gross Floor Area

Section 4: Section 407-83A of the Town of Grand Island Code is hereby added to read in its entirety as follows:

§ 407-83A Gross Floor Area Restriction

The total gross floor area of all buildings on a Business Campus, whether made up of one or more lots in the M-1 zoning district shall be limited to 350,000 square feet.

The total lot coverage (all impervious surfaces including buildings, parking, circulation, loading, etc.) shall be no more than 50% of the developable land (excluding regulated features).

Section 5: Section 407-87A of the Town of Grand Island Code is hereby added to read in its entirety as follows:

§ 407-87A Gross Floor Area Restriction

The total gross floor area of all buildings on a Business Campus, whether made up of one or more lots in the M-2 zoning district shall be limited to 350,000 square feet.

The total lot coverage (all impervious surfaces including buildings, parking, circulation, loading, etc.) shall be no more than 50% of the developable land (excluding regulated features).

Section 6: Severability. The invalidity of a word, section, clause, paragraph, sentence, or part of a provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

Section 7: Effective Date. This law shall take effect immediately, as provided by the law, upon filing with the Secretary of State.