

Town of Corning Proposed Zoning Code Updates End of Year 2023

Please note that this document reflects proposed changes to the Town of Corning Zoning Ordinance recommended by the Town of Corning Planning Board based upon experiences with applications received during the 2023 year. The Town of Corning Planning Board has formally recommended the proposed changes to the Town Board of Corning as of the January 23rd, 2024 Planning Board meeting.

Proposed Change #1

The first proposed change to the Town of Corning Zoning Ordinance is the addition of the term “Private Storage” to the definitions and addition of “Private Storage” to the use table as a use allowable in all zoning districts with a conditional use permit. There have been multiple requests in the past year for applicants to construct a barn or other type of storage facility on their property as the *primary use* of the property. As this type of use is not defined in the use table, it is currently not allowable anywhere in the town as the *primary use* of a property. The addition of this definition and use into the use table will address this issue.

Proposed Definition of “Private Storage”: A structure or structures used for the storage of miscellaneous items of personal property.

Proposed Addition to Use Table:

<i>Commercial/Retail/Business/Personal Uses</i>						
Use	R1	R2	R3	C	C-LI	I
Private Storage	C	C	C	C	C	C

Proposed Change #2

The second proposed change is to the definition of storage facility/warehouse. Currently, this definition only addresses facilities which have indoor storage. However, there are storage facilities that could have outdoor storage (i.e. storing boats in a large field). Therefore, the proposed addition to this definition is noted in red below.

STORAGE FACILITY/WAREHOUSE. A type of warehousing consisting of individual, small, self contained storage spaces which may be owned, leased, or rented to individuals. Such facilities may also be known as self-storage, or mini-storage warehouses. For the purposes of this law, the two types of mini-storage warehouse/self-storage facilities are:

- Single-story: Facilities in which the storage units/cubicles typically are arranged in long, narrow single-story buildings with the majority of the individual units accessed through doors that open directly to the outside.

- Multi-story: Facilities in which the storage units are arranged in a multi-story structure with all of the individual storage units/cubicles accessed through doors that open to interior corridors.

Outdoor storage also falls under the definition of storage facility/warehouse. Outdoor storage is defined as the occasional or continuous keeping of items owned by individuals outside but does not include damaged, impounded, or inoperable vehicles.

Proposed Change #3

The third proposed change is the removal of footnote 2 on page 38 stating that “all accessory buildings must be located behind existing or proposed primary structure front building line”. This restriction limits the location of accessory buildings on lots with long driveways. The Planning Board does not feel that this restriction is necessary.

Proposed Change #4

The fourth proposed change is the removal of the reference to the Aesthetic Resources Overlay District Regulations on page 47. This reference was mistakenly added in the drafting of the zoning code and should be removed as the Town of Corning does not have an Aesthetic Resources Overlay District.