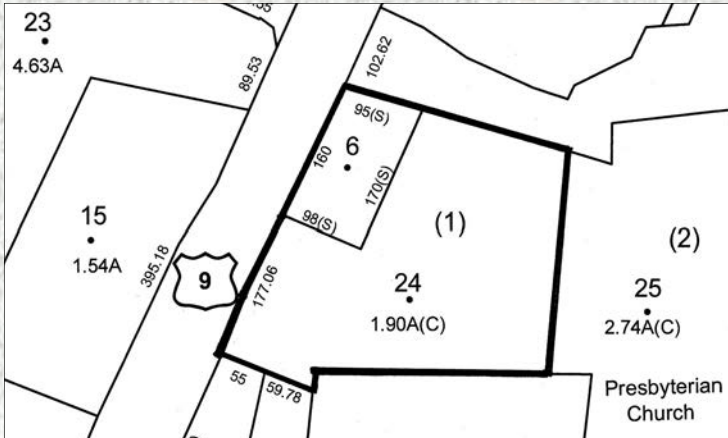


# 2511 & 2517 Rt 9, Malta, NY

**High Visibility in Malta on Rt 9  
Level - Mostly Treed  
2.27 Acres/ 337' Frontage  
Zoned Business District C-1**



#### § 167-18. C-1 Downtown District.

A. The following uses shall be permitted in all areas of the Town of Malta designated C-1 Downtown District:

- (1) Dwelling, one-family.
- (2) Dwelling, two-family.
- (3) Municipal building.
- (4) Professional office.
- (5) Residential home business.
- (6) Accessory.
- (7) Signs. Signs relating to the above-permitted uses and to the special use permit uses under § 167-18C are permitted subject to the provisions of Article VIII of this chapter.
- (8) Public utility structures and facilities, such as electric lines, poles, gas mains, telephone and telegraph lines and poles necessary to service the district (excluding major utility substations, major transmission lines, pipes, poles or mains), provided that they may only be located within public highway rights-of-way.

B. Lot sizes will vary significantly. The maximum building footprint for retail use will be 20,000 square feet. [Amended 12-5-2005 by L.L. No. 12-2005]

C. The following uses shall be permitted in all areas of the Town of Malta designated C-1 Downtown District only when a special use permit is obtained pursuant to § 167-38.1 of this chapter.

- (1) Church, with or without rectory.
- (2) Hotel or motel.
- (3) Restaurant (no drive-through).
- (4) Retail business.
- (5) Automotive repair.
- (6) Medical center.
- (7) Theater.
- (8) Conference center.
- (9) Apartment or condominium.
- (10) Car wash.
- (11) Drive-through service establishment.
- (12) Grocery store.
- (13) Drugstore.
- (14) Personal service shop.
- (15) Fitness center.
- (16) Bank.
- (17) Nursing home, convalescent home, assisted living facility.
- (18) Day-care center.
- (19) Museum.
- (20) Funeral home.
- (21) Club or lodge.
- (22) Mixed use (most restrictive).
- (23) Automatic laundry or laundromat.
- (24) Library.
- (25) Parking garage.
- (26) Business office.
- (27) Wholesale business.
- (28) Major utility substations, poles, pipes, or mains, provided that such poles, pipes, or mains may only be located within the public highway right-of-way.
- (29) Animal hospitals.
- (30) Gasoline services.
- (31) Fitness center.
- (32) Recreation facility.



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