

For Sale or Lease | Industrial

100 Carney St, Glen Cove, NY



Building Size:	29,155 sf ± (19,510 sf main level & 9,645 sf lower level)
Available for Lease:	19,510 sf ± (Main Level)
Lot Size:	.70 acre ±
Offices:	2,900 sf ± (Main Level)
Ceiling Height:	11' ± - 16' ±
Loading:	4 Drive-Ins
Heat:	Gas
Power:	400 amps (to be verified)
Zoning:	Industrial 1 (Glen Cove, zoning attached)
Year Built:	1958 (Additions 1963, 1968)
Sale Price:	\$ 5,800,000.00
Lease Price:	\$ 14.50 NNN
Building Insurance:	\$ 1.02 psf
Taxes:	\$ 63,500 ± / year (\$2.18 psf)

- Sprinklers / Wet and Dry
- Several Divisions on Lease
- Two Tenants in Lower Level



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Exclusive Agent:

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Modified: 4/15/2026

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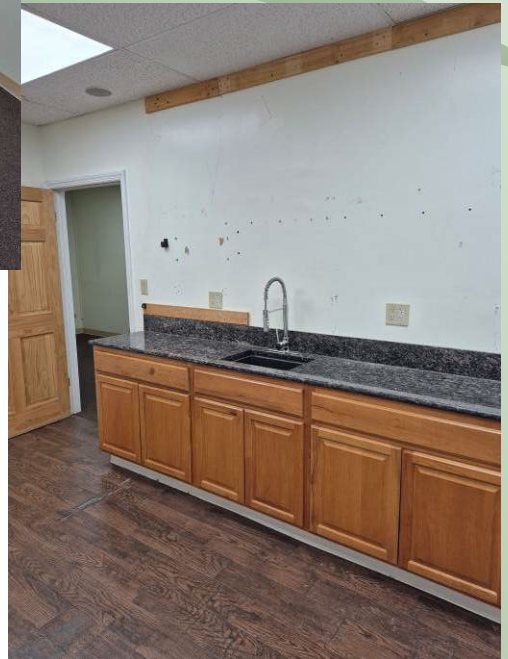
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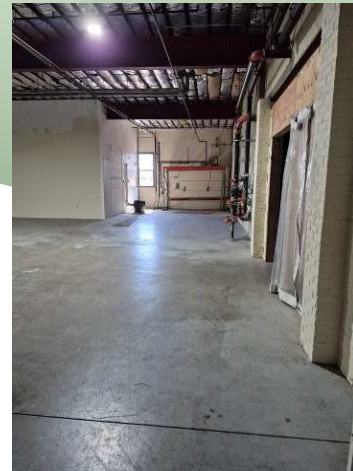
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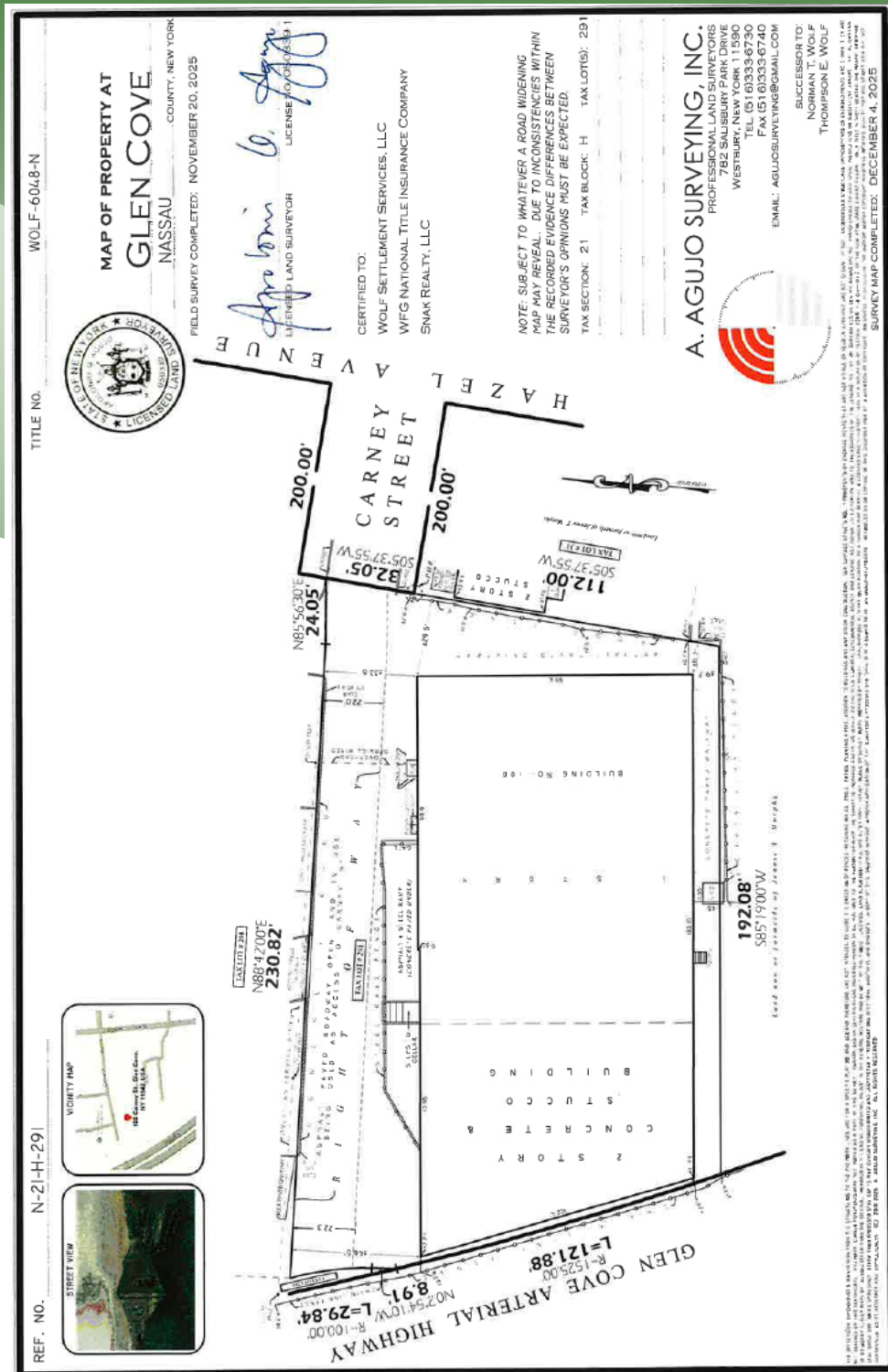
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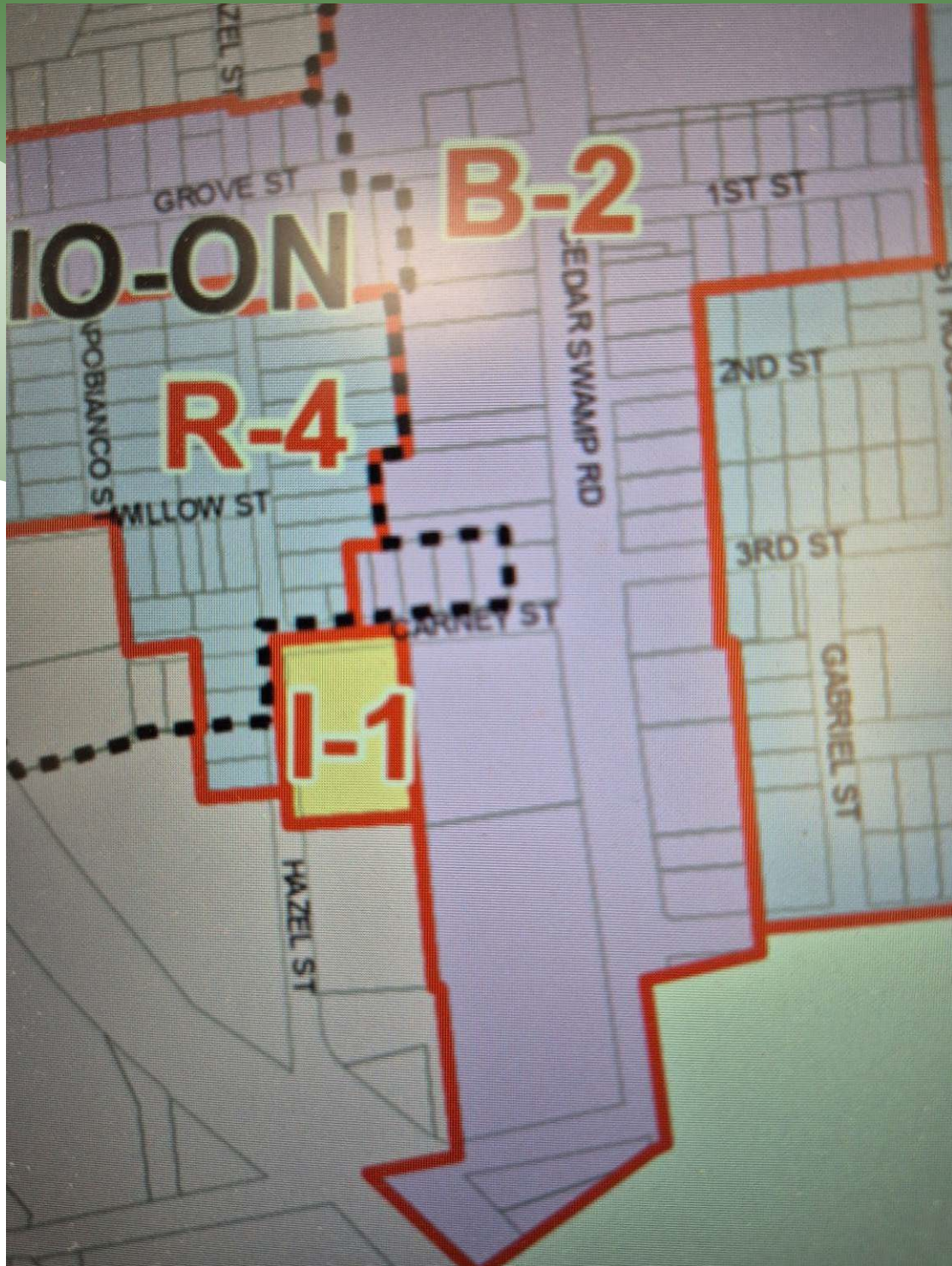
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3/24/26, 3:29 PM

Zoning - City of Glen Cove, NY

§ 280-69. I-1 Light Industrial District.

A. Permitted principal uses.

- (1) Business or professional offices, research, design and development laboratories.
- (2) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or storage of products or materials except garbage, trash, refuse, waste, sludge or the residue of any of the foregoing, in whatever form, and provided that only oil, gas or electricity is used as a fuel, except that an installation using other fuel may be used upon a finding by the Building Inspector that such installation shall be free of nuisance characteristics and will have no adverse effect on neighboring uses or upon the City's natural environment.

B. The following uses are specifically prohibited:

- (1) Slaughtering or processing of animals, fowl, fish or component parts thereof, or manufacture of any commodity the major part of which is animal or fish matter, provided that the sale of fresh or processed animals, fowl or fish as foodstuffs shall be permitted.
- (2) Manufacture of heavy chemicals such as but not limited to acids or other corrosives, ammonia and caustic soda, the manufacture of products, resins, dye stuffs, glues, vegetable, animal or mineral fats or oils, explosives, soap and detergents, fertilizers, combustible gases, asphalt and tar products, the manufacture or production of metals or alloys in ingot or stock form, the manufacture of matches, linoleum, oil cloth, rubber or rubber products, the production of cement, plaster and their constituents.
- (3) Fuel oil storage tanks and tank farms.
- (4) Junkyards.
- (5) Coke and coal yards.
- (6) Lumber yards and building material storage.
- (7) Contractors' equipment and material storage.
- (8) Light and power plants.
- (9) Municipal garbage disposal or other dumps.
- (10) Municipal or private incinerators.
- (11) Stone cutting or monument works.
- (12) Automobile repair shops or garages.
- (13) Any use which will create and/or emit odors, dust, gas, fumes, radiation, liquids, waste gases or effluents, vibrations, noise or conditions of hazard detrimental to the health, safety, convenience or general welfare of the community.
- (14) No building may be used for residential purposes except that a room, suite or house may be provided for a custodian and his or her family.
- (15) No outdoor storage may exist abutting residential areas.

C. Lot area and building requirements for principal uses.

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum width: 75 feet.
- (3) Minimum frontage: 50 feet.

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Zoning - City of Glen Cove, NY

- (4) Minimum setback from property line: 50 feet.
 - (5) Minimum rear yard: 25 feet to property line unless such property line constitutes the boundary to a residence district in which case the yard shall be a minimum of 75 feet or a distance equivalent to three times the height of the building, whichever is greater.
 - (6) Minimum interior side yard: 20 feet to property line unless such property line constitutes the boundary of a residence district in which case a minimum of 75 feet shall be provided.
 - (7) Minimum corner side yard: 50 feet.
 - (8) Maximum height: except as provided hereinafter, no part of any building shall be erected to a height greater than two stories and in no event exceed 35 feet.
- D. Accessory uses.
- (1) Signs in accordance with the provisions of the City of Glen Cove Sign Ordinance.^[1]
[1] *Editor's Note: See Ch. 228, Signs.*
 - (2) Off-street parking.
 - (3) Private garage space within or adjacent to a principal building.
 - (4) Commercial uses accessory to and part of permitted uses only.
 - (5) Uses normally incidental to principal uses such as storage. Open storage must be screened from view by an eight-foot-high fence or evergreen screening, the design and location of which shall be approved by the Planning Board.
- E. Lot and building requirements for accessory uses.
- (1) Minimum distance to front property line: 60 feet.
 - (2) Minimum rear yard: same as for principal uses.
 - (3) Minimum side yard: same as for principal uses.
 - (4) Maximum height: 20 feet.
 - (5) Maximum coverage: the total lot coverage of all buildings, principal and accessory, shall be 50%.
- F. Special uses permitted at discretion of the Planning Board.
- (1) Motor vehicle service stations, provided that the Board finds that the area lacks such facilities or is inadequately served by existing facilities, that proposed station is in the public interest, will not create undue fire or traffic hazards, impair character of neighborhood or adversely affect property values, and that the layout and design of station is reasonably in keeping with character of neighboring structures, thus tending to promote the stability of the area and the taxes therefrom. Such motor vehicle service station shall not be within 200 feet of the entrance of any church, hospital, public library, public or duly licensed private school, nor shall any part of the building or equipment be within 25 feet of the boundary line of any residence district nor within 20 feet of any street or building line and no pump shall be within 50 feet of said lines.
 - (2) Public utility installations, other than light or power plants, provided that the same are suitably located and planned as to site, lot area, height, front, side and rear yard and exterior appearance.
 - (3) Business enterprise or membership club conducting leisure time activity, including tennis, swimming and health clubs, which make their facility available to members, customers or clients on a seasonal or hourly basis and which can include incidental sales of food snacks, incidental sales or rental of sports equipment and clothing, repair of equipment and nursery facilities under the following conditions:

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Zoning - City of Glen Cove, NY

- (a) All such activities shall be carried on indoors except as hereinafter provided.
 - (b) Maximum coverage of the parcel and maximum height of structures shall be the same as required for principal uses in this district.
 - (c) Minimum setbacks, lot size and yards shall be the same as required for principal uses in the district.
 - (d) Parking requirements: as required by this district but in no case less than six spaces per court plus one space per employee on the largest shift; for swimming and health club: one space per two lockers plus one space per employee on the largest shift.
 - (e) Outdoor facilities may be provided so long as the facility is totally fenced in, no fence is closer to a property line than is permitted in Subsection C above. No outdoor lighting or loudspeaker system may be permitted after 9:00 p.m. where such facility borders on a residential district.
 - (f) All other applicable provisions of this chapter, including approval of a site plan and landscaping plan shall be adhered to by the developer.
- (4) Institutions for higher learning, including colleges, universities, junior colleges, technical schools, trade and vocational schools, along with accompanying service and administration buildings, except that no accommodations for resident students shall be permitted. All other provisions of the district shall apply, including off-street parking, site plan review and landscaping requirements.
- G. Parking and loading.
- (1) Off-street parking.

Use	Required Spaces
Business and professional use	Same as in B-3 District
Commercial use as accessory	Same as in B-3 District
Laboratory	1 space per 350 square feet of gross floor area or 1 space per employee based upon the number of employees during the largest shift, whichever is greater
Industrial use	1 space per 350 square feet of gross floor area or 1 space per employee based on the number of employees during the largest shift, whichever is greater
Colleges, university, etc.	1 space for each staff member plus .75 space for each student plus 1 space for each 5 seats in the largest assembly hall All or portions of the off-street parking requirement for colleges, university, etc., may be waived by the Planning Board, provided that: (a) That proposed use is within 300 feet of a municipally operated off-street parking facility; and (b) The Planning Board shall, at the time of its approval of a site development plan, certify on such plan that the municipally operated off-street parking facility has adequate capacity for storage of passenger vehicles generated by activities proposed to be conducted on the subject lot in addition to those generated by any other lots already serviced by such off-street parking facility. In determining the existence of such adequate capacity, the Planning Board shall consider the need for preventing frequent parking on

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Zoning - City of Glen Cove, NY

Use

Required Spaces

the street by persons visiting or connected with each use which is proposed to be served by such off-street municipal parking facility.

Uses not listed

As determined by the Planning Board to be needed to prevent frequent parking on the street by persons visiting or connected with such use

NOTES:

- A. Where two or more uses are on the same lot, the total amount of parking spaces to be provided shall be the sum of the requirements, if any, for each individual use on the lot; the Planning Board may vary this requirement if the Board finds that the variation in the probable time of maximum use by employees and/or patrons of such establishments is such as to permit a variation; however, once one or more of the uses terminates, the property owner shall be responsible for assuring adequate parking in conformance with the standards set herein.
- B. The Planning Board may also approve the joint use of a parking lot for uses on contiguous parcels as long as the Board is satisfied that the total number of spaces is adequate as computed above.

(2) Off-street loading.

Building Floor Area and Use

(square feet)

Loading Spaces Required

Business and professional use

Less than 25,000

1

Each additional 75,000 or fraction thereof

1 additional

Laboratory or industrial use

Less than 10,000

1

10,000 to 19,999

2

20,000 to 39,999

3

40,000 to 59,999

4

each 50,000 over 60,000

1 additional

H. Other provisions and requirements.

- (1) Whenever an off-street parking area of three or more spaces faces a street, a planting area with a minimum width of three feet shall be provided between the parking area and the sidewalk. The planting plan for this strip shall be approved by the Planning Board as part of the site plan review. Plantings shall be a minimum of three feet high, planted three feet on center.
- (2) Where a permitted use or special permit use in this district is proposed to be located adjacent to residential district, a side yard shall be provided consistent with the requirement of said residential district. Likewise, no accessory structure shall be permitted in a side yard or within 10 feet of a rear property line where a use is adjacent to a residential district. A planting screen at least four feet wide, eight feet high, adequate to block the view of the nonresidential use shall be required.
[Amended 6-25-1995; 6-27-1995]
- (3) Any use which will create and/or emit odors, dust, gas, fumes, radiation, liquids, waste gases or effluents, vibrations, noise or conditions of hazard detrimental to the health, safety, convenience or general welfare of the community or are inconsistent with any applicable state or federal standards shall be prohibited.

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Zoning - City of Glen Cove, NY

- (4) No building may be used for residential purposes except that a room, suite or house may be provided for a custodian and his or her family.
- (5) No outdoor storage may exist abutting residential areas.
- (6) Site illumination. All exterior illumination shall be shielded from view of all surrounding properties and streets, and such lighting, other than lighting of roads and buildings essential for safety or security reasons or required by governmental regulations, shall be extinguished not later than 9:00 p.m.

§ 280-70. I-2 Light Industrial District.

- A. Permitted principal uses. Same as I-1 District.
- B. The following uses are specifically prohibited. Same as I-1 District.
- C. Lot area and building requirements for principal uses.
 - (1) Minimum lot area: one acre.
 - (2) Minimum width: 100 feet.
 - (3) Minimum frontage: 50 feet.
 - (4) Minimum setback from front property line: 35 feet.
 - (5) Minimum rear yard: 10 feet.
 - (6) Minimum interior side yard: 10 feet.
 - (7) Minimum corner side yard: 35 feet.
 - (8) Maximum height: except as provided hereinafter, no part of any buildings shall be erected to a height greater than two stories and in no event exceed 35 feet.
- D. Accessory uses. Same as for I-1 District.
- E. Lot and building requirements for accessory uses.
 - (1) Minimum distance to front property line: 50 feet.
 - (2) Minimum rear yard: same as for principal uses.
 - (3) Minimum side yard: same as for principal uses.
 - (4) Maximum height: 20 feet.
 - (5) Maximum coverage: the total lot coverage of all buildings principal and accessory shall be 50%.
- F. Special uses permitted at discretion of the Planning Board. Same as for I-1 District.
[Amended 9-12-1989; 1-9-1990; 12-13-1994]
- G. Parking and loading. Same as for I-1 District (§ 280-69G).
- H. Other provisions and requirements. Same as for I-1 District (§ 280-69H).

§ 280-71. I-3 Industrial District.

- A. Permitted uses.

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- (1) Same as for I-1 District (§ **280-69A**).
 - (2) Coke and coal yards.
 - (3) Lumber and building material yards and mills.
 - (4) Contractors equipment and material storage.
 - (5) Light and power plant.
 - (6) Municipal garbage disposal.
 - (7) Municipal incinerator.
 - (8) Stone cutting and monument works.
 - (9) Garage; automobile repair shops.
- B. The following uses are specifically prohibited. Same as those outlined in § **280-69B(1), (2), (3)** and **(4)**, plus outdoor storage unless it is screened from view by an eight-foot-high fence or evergreen screening, the design and location of which is approved by the Planning Board. In addition to the foregoing, it is specifically prohibited for any person or legal entity other than the City of Glen Cove to collect, dump, deposit, store, process, convert, alter, ship, trans-ship, distribute, incinerate or dispose of, in any fashion, garbage, trash, refuse, waste, sludge or the residue of any of the foregoing, in whatever form.
- C. Lot area and building requirements for principal uses. Same as for I-1 District (§ **280-69C**) except that maximum coverage by all buildings may be 80%.
- D. Accessory uses. Same as I-1 District (§ **280-69D**).
- E. Lot area and building requirements for accessory uses. Same as for I-1 District (§ **280-69E**).
- F. Special uses permitted at the discretion of the Planning Board.
- (1) Same as § **280-69F(1), (2)** and **(3)**, except that for tennis clubs et al., the coverage, height, lot, yard and setback requirements shall be those of this district.
 - (2) Fuel oil storage tanks and tank farms, provided that the Board finds that City lacks such sufficient facilities to supply the needs of its inhabitants, that proposed installation is in the public interest, will not create undue fire or traffic hazard, impair property values, and that no tank shall have a capacity in excess of 500,000 gallons nor be nearer than 50 feet to any other tank, nor shall there be more than 10 such tanks in any one group, and such groups shall not be less than 1,000 feet from one another. Around each tank a moat with capacity equal to that of the tank it surrounds shall be provided.
- G. Parking and loading requirements.
- (1) Off-street parking. Same as for I-1 District [§ **280-69G(1)**].
 - (2) Off-street loading. Same as for I-1 District [§ **280-69G(2)**].
- H. Other provisions and requirements. Same as for I-1 District (§ **280-69H**).

§ 280-72. MW-1 Marine Waterfront-1 District.

[Added 2-24-1998]

A. Purpose.

- (1) The purpose of the Marine Waterfront-1 District is to encourage a range of nonindustrial water-dependent and water-enhanced uses within portions of the Glen Cove Creek corridor that are

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oriented toward marine and related activities in a well-designed setting that will provide public access to the water and will attract residents, transient boaters and tourists to Glen Cove's regionally significant recreational boating center and working waterfront.

- (2) Further, it is a purpose of this district to provide incentives to upgrade existing water-dependent uses, phase out uses that are not consistent with the City's waterfront planning objectives as reflected in the Glen Cove Creek Revitalization Plan and in the report entitled "Marine District Comprehensive Strategy."

B. Permitted principal uses.

- (1) Yacht clubs and marinas. A marina must have a pumpout facility and no boat may be occupied overnight in a marina that does not have a properly functioning pumpout.
- (2) Boat docks, slips, piers and wharves for yachts and pleasure boats or for boats for hire carrying passengers on excursion, pleasure or fishing trips, water taxi, or for vessels engaged in fishery or shell fishery.
- (3) Yard for building, storing, repairing, selling or servicing boats. Adequate lanes must be provided to allow access and egress throughout the yard for fire trucks. No outdoor storage may be permitted other than boats, and where practical such boat storage area shall be screened from view of adjoining streets and properties.
- (4) Facilities for recreational water sports (including kayak and canoe rental), sailing schools and similar uses.
- (5) Boat and marine engine sales and display.
- (6) Yacht broker or marine insurance broker.
- (7) Facilities for the rental and charter of boats.
- (8) Retail sale or rental of boating, fishing, diving and bathing and marine supplies and equipment.
- (9) Sail loft or ship's chandlery.

C. Lot area and building requirements for principal uses.

- (1) Minimum lot area: 40,000 square feet.
- (2) Minimum width: none required.
- (3) Minimum frontage along street: 50 feet.
- (4) Minimum setback from street: 20 feet (no parking permitted in this setback).
- (5) Minimum rear yard: 20 feet to property line. When a use abuts the water, no structure may be closer than 25 feet to the mean high water line or bulkhead unless the project includes a walkway or esplanade along the water accessible to the public or some other means of public access acceptable to the Planning Board, in which case said setback requirement may be reduced to 15 feet.
- (6) Minimum side yard: not required; if provided, such yard shall be 15 feet.
- (7) Minimum corner side yard: 25 feet.
- (8) Maximum height: 2 1/2 stories and in no event to exceed 35 feet.
- (9) No single building or group of attached buildings shall exceed 100 feet in length without a break. Such distance between buildings shall be at least 15 feet.
- (10) Maximum coverage of all buildings shall be 25% except as otherwise provided herein.

D. Special uses permitted at discretion of Planning Board.

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100 Carney St, Glen Cove, NY

3/24/26, 3:29 PM

Zoning - City of Glen Cove, NY

- (1) Restaurants, including catering facilities, provided that they are permanently affixed to the land and table services is provided. For purposes of this section, no moored barge or houseboat can be considered permanently affixed to the land. A restaurant must provide public access to the water for pedestrians and/or transient boating public.
- (2) Floating restaurants, provided that the following conditions are met:
 - (a) The waste system shall be tied into the public sewer system. (NOTE: This could be tied into a marina pumpout, but such a system may not be large enough.)
 - (b) Minimum off-street parking requirements shall be satisfied on or off site in a manner acceptable to the Planning Board and City Attorney's office.
 - (c) Access shall be arranged to the satisfaction of the Planning Board and the City Attorney's office.
- (3) Retail uses in addition to those permitted in Subsections B(5) and B(8) of this section, provided that no single store shall exceed 3,000 square feet. If the property in retail use abuts the water, public pedestrian access to the waterfront must be provided.
- (4) Boatels, in accordance with the following conditions:
 - (a) Overnight accommodations shall be accessory to a permitted marina or yacht club.
 - (b) Not more than 20 rooms shall be permitted, at least 60% of which shall be available to persons arriving by boat.
 - (c) Rooms shall not have kitchenettes, kitchens or cooking facilities other than a microwave.
 - (d) No guest shall inhabit the boatel for more than 14 consecutive days.
 - (e) One off-street parking space shall be provided for each employee and one for each guest room available to the motoring public.
- (5) Bed-and-breakfast inns, in accordance with the following conditions:
 - (a) The owner and/or operator of the bed-and-breakfast inn shall reside on the property, either as an occupant of the inn or of a separate lawful residence located on the property.
 - (b) The inn shall not have more than eight guest rooms; not more than four persons shall occupy a guest room.
 - (c) No guests shall occupy the inn in excess of 14 consecutive days. The owner shall maintain a guest register open to inspection by the DBD or Code Enforcement Officer and shall preserve all registration records for a minimum period of two years.
[Amended 8-24-2010]
 - (d) No meals other than breakfast shall be served.
 - (e) Kitchen and dining facilities shall be limited to use by the owner, occupants of the bed-and-breakfast inn and bona fide guests, and shall not be open to the general public. There shall be no individual kitchen or dining facilities in or for any guest room.
 - (f) All amenities shall be limited to use by the owner, occupants of the bed-and-breakfast inn and bona fide guests, and shall not be open to the general public.
 - (g) One off-street parking space shall be provided for each employee and for each room available for guest occupancy in addition to the off-street parking spaces required for the residence of the owner.
- (6) Mixed-use commercial/recreational support buildings.
[Added 8-24-2010]

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Zoning - City of Glen Cove, NY

- (a) Purpose. The City Council finds that certain uses and building scales that are normally inconsistent with the MW-1 District may be appropriate along the periphery of the MW-1 District, where such private uses are designed to complement and enhance use of public recreational resources.
- (b) The following uses shall be permitted within the mixed-use commercial building:
 - [1] Offices.
 - [2] Water-related retail sales.
 - [3] Recreation-related retail sales.
 - [4] Convenience retail accessory to office, hotel or conference-center uses and with a total floor area not to exceed 3,000 square feet.
 - [5] Restaurants, catering facilities, conference facilities.
 - [6] Hotels offering spa and fitness services to overnight guests.
 - [7] Any other use permitted in the MW-1 District.
- (c) The subject property must be located within 600 feet of a City-owned recreation field.
- (d) The proposal must afford public access to the Glen Cove Creek waterfront. The proposal must include plans for a waterfront esplanade at least 14 feet wide to be constructed along the entire length of the property's interface with the Glen Cove Creek. Access easements acceptable to the Planning Board based on the advice of the Planning Board Attorney shall be provided to allow the public access to the waterfront esplanade.
- (e) Where the property borders any industrial, warehousing, or processing use, the proposal must situate the building in a manner that screens the bordering use from substantial public view.
- (f) Due to the location of the use in a vicinity used for public recreation, the dependence of the proposed uses on public recreational activities for continued viability, and the existing limits to parking in the MW-1 District, the proposal must provide 200% of the off-street parking required for the uses proposed. All parking facilities for the proposed project must be made available to the general public, including those persons seeking waterfront access, or access to community recreational fields. In recognition of the dual use of this area for public and private purposes, such facilities may be located on public lands by permission of the City of Glen Cove and subject to such covenants and easements as are reasonable to ensure ongoing maintenance and dual public/private use. All or a portion of the required parking may be provided on street, where the applicant proposes public improvements to the street to enhance maintenance and compatibility with pedestrian traffic such as widening, boulevarding, or other measures that result in the creation of safe and attractive on-street parking resources.
- (g) Where the use is proposed access by a street that currently limits public use due to the location and operation of City-owned facilities, is dominated by industrial and heavy commercial uses that are normally incompatible in appearance with the uses permitted herein, and where the access street contains significant frontage with City-owned recreational fields affording off-street parking for recreational users that will be impacted by increased usage of the access street, the proposal must include the refurbishment and beautification of such streets, including:
 - [1] Installation of a sidewalk and bicycle path along the entire street frontage of the City-owned land and the private parcel;
 - [2] Installation of street trees along both sides of the street along the entire street frontage of City-owned land and the private parcel;

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- (h) Traffic study required. The applicant shall submit a traffic impact analysis documenting that the proposal will not result in a decrease in the level of service of any area intersections during peak weekday a.m., peak weekday p.m. and peak weekend hours. Such traffic studies will take into account all approved projects, or any project for which a traffic study has been submitted as part of State Environmental Quality Review.
- (i) Lot area and building requirements:
 - [1] Minimum lot area: 40,000 square feet.
 - [2] Minimum frontage along Glen Cove Creek: 500 feet.
 - [3] Minimum setback from street: 20 feet.
 - [4] Setback from Glen Cove Creek: 20 feet to the mean high water line or bulkhead.
 - [5] Maximum height: Five stories and in no event to exceed 60 feet. Where a structure is found by the Planning Board to be eligible to receive a gold certification from the US Green Buildings Council under their Leadership in Energy and Environmental Design (LEED) Green Buildings rating system, up to six stories and 75 feet may be permitted.
 - [6] Maximum floor area of any retail store: 7,500 square feet except for convenience retail as otherwise limited herein.

E. Accessory uses.

- (1) Uses customarily incidental or accessory to the principal uses subject to review and approval by the Planning Board including but not limited to swimming pools, tennis courts, rest rooms, laundry facilities and facilities for dispensing fuel.
- (2) Signs in accordance with City of Glen Cove sign regulations.^[1] All signs shall be approved by the Planning Board.
 - [1] *Editor's Note: See Ch. 228, Signs.*
- (3) Off-street parking.

F. Lot area and building requirements for accessory uses.

- (1) Minimum distance to front (street) property line: 60 feet, except parking which may be 20 feet from the front street line.
- (2) Minimum distance to any other property line: same as for principal use.
- (3) Maximum height: one story and in no event to exceed 20 feet.

G. Parking and loading requirements.

- (1) Off-street parking.

Use	Spaces Required
Marinas	1 space for each 3 slips plus 1 for each 2 total employees
Restaurant	1 space per 3 seats plus 1 space per employee based upon the largest work shift
Retail	Same as in B-1 District (§ 280-65F)
Office	Same as in B-1 District (§ 280-65F)
Other uses	As deemed necessary by Planning Board

- (2) Loading.

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Use	Spaces Required
Loading	1 space per 10,000 square feet of building area or fraction thereof
Marinas and related services	As deemed necessary by Planning Board

H. Coverage.

- (1) Maximum coverage. The total lot coverage of all buildings, principal and accessory, shall be 25% unless otherwise noted. Where a publicly accessible esplanade is provided substantially along the Glen Cove creek for the length of the site, and is not otherwise required total building coverage may be increased to 35%.

I. Other provisions and requirements/guidelines.

- (1) Wherever an off-street parking area of three or more spaces faces a street, a planting area with a minimum width of six feet shall be provided between the parking area and the sidewalk. The planting plan for this strip shall be approved by the Planning Board as part of the site plan review. Plantings shall be a minimum of three feet in height planted three feet on center. The remaining portion of the required setback may be grass or other acceptable ground cover.
- (2) Any use that abuts the Glen Cove Creek where public access to the water or waterfront is not otherwise required shall include to the maximum practical extent some type of public pedestrian access such as but not limited to a park or plaza area or an improved esplanade having a width of at least 10 feet along the entire length of the subject property on Glen Cove Creek in order to permit pedestrian access.
- (3) In all instances where public pedestrian or boat access is provided, access plans shall be approved by the Planning Board with advice from the Harbor and Waterfront Commission and the access shall be available for public use under a mutually acceptable arrangement between the City and the property owner. Where such access includes an esplanade along the entire width of the property, the Planning Board may permit an increase in building coverage up to 35%. The agreement between the City and property owner shall incorporate a provision that in exchange for construction and maintenance by the property owner, the City will assume responsibility for liability insurance for that portion of the property over which an easement is granted for public use.

§ 280-73. MW-2 Marine Waterfront-2 District.

A. Principal uses.

- (1) Marinas and boatyards for the construction, repair and servicing of small pleasure and other boats.
- (2) Sale of supplies and accessories incidental thereto.
- (3) Dead storage of boats.
- (4) (Reserved)^[1]
 - [1] *Editor's Note: Former Subsection A(4), Nurseries and florists, was repealed 2-24-1998. This ordinance also renamed the former I-4 Marina District as the MW-2 Marine Waterfront-2 District.*
- (5) (Reserved)^[2]
 - [2] *Editor's Note: Former Subsection A(5), regarding storage of contractors' equipment and machinery, was repealed 2-24-1998.*
- (6) Residential development under the following conditions:
[Amended 6-22-1982]

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