

ZONING

275 Attachment 3

Town of Sullivan

Zoning Schedule Narrative

[Amended 8-12-1981 by L.L. No. 1-1981; 12-17-2014 by L.L. No. 9-2014]

§ 1. Parking.

Off-street parking shall be provided according to the following:

Use	Parking Space(s)
Dwelling	Two per dwelling unit
Boardinghouse	One per two boarders
Home occupation	Two
Professional office/studio	Two
Religious, institution, cafe, restaurant, tea room	One per four seats and each employee
Assembly hall/stadium	One per four seats and per four employees
Hotel/motel/inn	One per unit and per four employees
Club	One per two members and per two employees
Tourist home	One per bedroom
Retail store, bank, personal service establishment	One per 100 square feet floor area and per two employees
Motor vehicle and equipment sales and service	One per 200 square feet floor area and per two employees
Wholesale, industrial, and manufacturing establishments	One per two employees
Gasoline station	Five

§ 2. Signs.

A limit of one sign per building, use, lot or establishment is hereby set. Signs shall be permitted in certain districts as follows:

A. LR-40 and MR-12:

1. Announcement or profession sign not exceeding two square feet, nonilluminated and mounted flush to the building.

SULLIVAN CODE

2. Sign pertaining to sale, lease, rent or use of a lot or building such sign not exceeding 12 square feet.
3. Institutional and religious signs not exceeding 12 square feet.
4. Temporary signs during construction, repairs, or alterations not exceeding 12 square feet.

B. A-Agricultural:

1. Same as LR-40 and MR-12.
2. Signs for permitted uses not exceeding 36 square feet.
3. Sign for hotel/motel as restricted in the B-Business Zone.
4. Tourist sign not to exceed six square feet.

C. B-Business:

1. Same as LR-40 and MR-12.
2. Sign which directs attention to a business, commodity, service, or entertainment which is the principal use of the building or land thereon. The total area of such sign shall be no greater than the product of 2.5 feet times 75% of the front-line footage of the building or 75% of the street line where the use is conducted primarily on the land and not within the building. Minimum side yard widths shall be deducted from street line frontage in the calculation of such land use.

D. I-Industrial:

1. Same as B-Business.
2. Billboard-structural advertising but not to exceed 300 square feet.

- E. Signs prohibited in all districts: No sign or part thereof shall contain or consist of banners, pennants, ribbons, streamers, spinners, or other similar moving, fluttering, or revolving devices; and further, no moving flashing, rotating, or otherwise nonstationary or intermittently lighted sign shall be permitted.

§ 3. Other provisions and requirements.

A. LR-40 and MR-12:

1. Front yard and front lot line requirements shall not apply to buildings fronting on Oneida Lake, Chittenango Creek, or Canaseraga Creek.

ZONING

2. On corner lots, the yards on both streets shall meet front yard standards.
 3. Minimum distance between accessory buildings and principal buildings shall be 10 feet.
 4. Accessory buildings and structures not exceeding 150 square feet in rear yards shall be a minimum of five feet from side lot lines and 10 feet from rear lot lines. However, on lots fronting on Oneida Lake, the applicable side yard setback shall be a minimum of 10 feet from the rear and side yard lot lines. For all accessory buildings and structures exceeding 150 square feet, such accessory building/structure shall meet the minimum setback of the principal building or use.
 5. On corner lots, no fence, well, hedge, or other planting or structure more than 3.5 feet in height shall be erected, placed, or maintained within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points which are 35 feet from the point of intersection.
 6. External storage of industrial and commercial equipment and vehicles is prohibited.
- B. A-Agricultural:
1. Items 1, 2, 3, 4 and 5 inclusive of LR-40 and MR-12 above.
 2. Roadside stands for the sale of nonprocessed agricultural products shall be permitted subject to a twenty-five-foot setback from the street line.
- C. B-Business:
1. Items 1, 2, 3, 4 and 5 inclusive of LR-40 and MR-12 above.
- D. I-Industrial:
1. No building shall be used for residential purposes except that a dwelling unit may be provided for a custodian and his family.
 2. Uses which, in the opinion of the Board of Appeals, will create noxious wastes, gases, liquids, or effluents, or conditions of hazard, smoke, fumes, noise, vibration, odor, or dust, or will be detrimental to the health, safety, convenience, or general welfare of the Town of Sullivan are prohibited.
 3. No off-street parking, except for visitors, shall be permitted in required front yards.
- E. Waterfront lots.
1. For lots adjacent to (fronting on) Oneida Lake, the portion of the lot yard facing the lake shall be considered the front yard and the portion of the lot yard(s) adjacent to the public or private road providing access to the lot shall be considered a rear yard or yards.

SULLIVAN CODE

2. For rear yards of lots fronting on Oneida Lake, the rear yard setback shall be measured from the road right-of-way (or where no road right-of-way can be determined from the existing edge of pavement) of the adjacent public or private road.
3. The intent of this regulation is to establish a safe distance for the establishment of accessory buildings so as to not interfere with driver visibility and maintenance of the road. In the Code Enforcement Officer's discretion, he may refer the requirement for Planning Board approval to ensure compliance with these regulations.