

ZONING
300 Attachment 2

**City of Oneonta
Bulk and Use Regulations**

**Table of Permitted Uses by District
(§ 300-92)**

KEY:

R-1: Low-Density Residential District
R-2: Moderate-Density Residential District
R-3: High-Density Residential District
R-4: Transitional Residential District
MU-1: Downtown Mixed-Use District
MU-2: Gateway Mixed-Use District
C/I: Commercial/Industrial District
U: University District
POS: Public Open Space District
P: Permitted Use
S: Special Use Permit required

Uses	Zoning Districts								
	R-1	R-2	R-3	R-4	MU-1	MU-2	C/I	U	POS
Adult use							S		
Animal hospital						P	P		
Apartment complex			P	P	P	P	P	P	
Bar, tavern, pub or nightclub with maximum occupancy less than 50 [#]				P* [#]	P [#]	P [#]	P [#]		
Bar, tavern, pub or nightclub with maximum occupancies equal to or more than 50 - S				S		S			
Bed-and-breakfast	S	S	S	P [#]	P	P	P	S	
Boarding, lodging or rooming house							S		
Building, accessory*	P	P	P	P	P	P	P	P	
Building, mixed-use - S for components not otherwise permitted				P	P/S	P	P/S		
Building, office				P	P	P	P		
Building, public	S	S	S	P	P	P	P	S	
Car wash facility						P	P		
Cemetery									P
Club, membership/club, private				P	P	P	P		
College					P	P		P	
Contractor's yard							P		

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Uses	Zoning Districts								
	R-1	R-2	R-3	R-4	MU-1	MU-2	C/I	U	POS
Convenience store					P [#]	P	P		
Convention center (#only in MU-1 if for more than 40,000 square feet floor area)					P [#]		P		
Cultural use facility or museum				P	P	P	P		S
Day-care center [#]	S	S	P [#]	P [#]	P [#]	P [#]	S	S	
Dormitory				S	S	S	S		
Drive-in facility* [#]						P [#]	P [#]		
Dry-cleaning outlet				P	P	P	P		
Dry-cleaning facility [#]							P [#]		
Dwelling unit, accessory*	P	P	P	P	P	P	P	P	
Dwelling, multifamily			P	P	P	P	P	P	
Dwelling, single-family	P	P	P	P	P	P	P	P	
Dwelling, two-family			P	P	P	P	P	P	
Family day-care home	P	P	P	P	P	P	P	P	
Fraternity, sorority, chapter or membership association house							S		
Funeral home [#]					P [#]	P [#]	P [#]		
Garage, commercial [#]					P [#]	P [#]	P [#]		
Golf course [#]							P [#]		S
Greenhouse, commercial					P	P	P		
Group family day-care home	P	P	P	P	P	P	P	P	
Home occupation (Class A)*	P	P	P	P	P	P	P	P	
Home occupation (Class B)*	S	S	S	P	P	P	P	S	
Homeless shelter				S		S	S		
Hospital [#] – for more than 20,000 square feet floor area					P [#]	P [#]	P [#]		
Hotel [#]					P [#]	P [#]	P [#]		
Inn [#] – for more than 10 guest rooms			S	P	P	P	P	S	
Kennel							P		
Laundry, self-service				P	P	P	P		
Manufacturing, heavy [#]							P [#]		
Manufacturing, light					P	P	P		
Mobile home park [#]							P [#]		
Motel – S						S	S		
Motor vehicle repair, motor vehicle service station					P [#]	P	P		
Motor vehicle sales					P [#]	P [#]	P		

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Uses	Zoning Districts								
	R-1	R-2	R-3	R-4	MU-1	MU-2	C/I	U	POS
Neighborhood market	S	S	S	P	P	P	P	S	
Open space and usable open space	P	P	P	P	P	P	P	P	P
Outpatient health center			S	S	P [#]	P [#]	P		
Parking garage ([#] only in MU-1 and MU-2 if for more than 10 cars)					P [#]	P [#]	P		
Personal storage facility							P		
Place of worship [#]	S	S	P [#]	P [#]	P [#]	P [#]	P [#]	P [#]	
Planned unit development	P	P	P	P	P	P	P	P	P
Recreation, indoor commercial					P	P	P		
Recreation, outdoor commercial							P		
Residential care facility for maximum 6 sleeping rooms or 12 residents [#]			P [#]	P [#]	P [#]	P [#]	P [#]	P [#]	
Residential care facility for more than 6 sleeping rooms or 12 residents – S			S	S	S	S	S	S	
Restaurant ([#] only in R-4 if for more than 2,000 square feet floor area)				P [#]	P	P	P		
Retail, goods and services ([#] only in R-4 if for more than 4,000 square feet floor area)				P [#]	P	P	P		
School ([#] only in R-3 and R-4 if for more than 1,000 square feet floor area)	S	S	P [#]	P [#]	P	P	P	P	
Shopping center ([#] only in MU-1 and MU-2 if for more than 4,000 square feet floor area)				P [#]	P [#]	P			
Short-term rental – permit required				P	P	P	P		
Swimming pool, private*	P	P	P	P	P	P	P	P	
Telecommunications facility or tower	S	S	S	S	S	S	S	S	S
Townhouse or townhome, including parent parcel			P	P	P	P	P	P	
Warehouse, wholesale or distribution center							P		

NOTES:

* Not the principal use of the property.

[#] Site plan review required. See Article II for other criteria triggering site plan review. Note that site plan review is required for all new buildings, with exceptions noted in Article II.