

ZONING

300 Attachment 5

Bulk and use Table R-3 High-Density Residential District (§ 300-95)

For additional regulations, see § 300-8, R-3 High-Density Residential District, and § 300-92, Table of Permitted Uses by District.

Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)
Permitted Uses¹		
Apartment complex	4,000	30
Building, accessory; including residential garages*	N/A	N/A
Day-care center* [#]	N/A	30
Dwelling unit, accessory*	N/A	N/A
Dwelling, multifamily – density maximum: 1,000 square feet per dwelling unit	4,000	30
Dwelling, single-family	4,000	30
Dwelling, two-family – density maximum: 1,000 square feet per dwelling unit	4,000	30
Family day-care home	N/A	N/A
Group family day-care home	N/A	N/A
Home occupation (Class A only)*	N/A	N/A
Open space and usable open space	N/A	N/A
Place of worship [#]	4,000	30
Planned unit development	4,000	N/A
Residential care facility maximum: 6 sleeping rooms and 12 residents [#]	4,000	30
School [#] for more than 1,000 square feet	4,000	30
Swimming pool, private*	N/A	N/A
Townhouse or townhome – density maximum: 1,000 square feet per dwelling unit	4,000	30
Uses Requiring A Special Use Permit[#]		
Bed-and-breakfast [#]	4,000	30
Building, public [#]	4,000	30
Home occupation (Class B only)*	N/A	N/A
Inn [#]	4,000	30
Neighborhood market [#]	4,000	30
Outpatient health center	4,000	30

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Residential care facility: more than 6 sleeping rooms or more than 12 residents [#]	4,000	30
Telecommunications facility or tower [#]	4,000	30

NOTES:

Maximum Allowable Impervious Surface Coverage (300-8H): Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 60% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks. Scope of site plan review shall be limited to surface and subsurface drainage issues.

Maximum Building Height [§ 300-8(I)]: There is no maximum building height in this zone. Buildings taller than three stories or 35 feet are subject to site plan review.

Off-Street Parking Requirement (§ 300-8H): See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. New uses requiring more than 30 spaces require site plan review. See § 300-61 for restrictions on setback parking.

* Not the principal use of the property.

Site plan review required.

¹ See § 300-8D and E, and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.