

ZONING

300 Attachment 6

Bulk and Use Table R-4 Transitional Residential District (§ 300-96)

For additional regulations, see § 300-9, R-4 Transitional Residential District, and § 300-92, Table of Permitted Uses by District.

Uses	Minimum Lot Size (square feet)	Minimum Frontage ² (feet)	Setback Front ² (feet)
Permitted Uses¹			
Apartment complex	4,000	30	12
Bar, tavern, pub or nightclub – accessory only,* maximum occupancy less than 50 [#]	N/A	N/A	12
Bed-and-breakfast [#]	4,000	30	12
Building, accessory; including residential garages*	N/A	N/A	12
Building, mixed-use	4,000	30	12
Building, office	4,000	30	12
Building, public	4,000	30	12
Club, membership/club private	4,000	30	12
Cultural use facility or museum	4,000	30	12
Day-care center [#]	4,000	30	12
Dry-cleaning outlet	4,000	30	12
Dwelling unit, accessory*	N/A	N/A	12
Dwelling, multifamily – density minimum: 1,000 square feet per dwelling unit	4,000	30	12
Dwelling, single-family	4,000	30	12
Dwelling, two-family – density minimum: 1,000 square feet per dwelling unit	4,000	30	12
Family day-care home	4,000	30	12
Group family day-care home	4,000	30	12
Home occupation (Class A and B)*	N/A	N/A	N/A
Inn [#] for more than 10 guest rooms	4,000	30	12
Neighborhood market	4,000	30	12
Open space and usable open space	N/A	N/A	N/A
Place of worship [#]	4,000	30	12
Planned unit development	2 acres	N/A	12

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Uses	Minimum Lot Size (square feet)	Minimum Frontage² (feet)	Setback Front² (feet)
Residential care facility – maximum: 6 sleeping rooms and 12 residents [#]	4,000	30	12
Restaurant [#] if for more than 2,000 feet square feet floor area	4,000	30	12
Retail, goods and services ([#] if for more than 4,000 square feet floor area)	4,000	30	12
School ([#] only for more than 1,000 square feet floor area)	4,000	30	12
Self-service laundry	4,000	30	12
Short-term rental – permit required	4,000	30	12
Swimming pool, private*	N/A	N/A	12
Townhouse or townhome – density minimum: 1,000 square feet per dwelling unit	4,000	N/A	12
Use Requiring A Special Use Permit[#]			
Dormitory [#]	4,000	30	12
Homeless shelter [#]	4,000	30	12
Outpatient health center [#]	4,000	30	12
Residential care facility for more than 6 sleeping rooms or more than 12 residents [#]	4,000	30	12
Telecommunications facility or tower [#]	4,000	30	12

NOTES:

Maximum Allowable Impervious Surface Coverage (§ 300-9H): 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 [§ 300-9(1)]: 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 (§ 300-9J): See § 300-101, Table of Parking Requirement by Use, § 300-9J for exceptions, and § 300-61 for additional parking and loading requirements. For nonresidential uses, requirement is per occupied story, per structure. Shared parking is strongly encouraged. Range of 80% to 110% of number provided is acceptable. Parking waivers may be obtained from the Planning Commission, as specified in § 300-61 of this Code. See § 300-61 for restrictions on setback parking.

* Not the principal use of the property.

Site plan review required.

¹ See § 300-9, R-4 Transitional Residential District, and § 300-92, Table of Permitted Uses by District, for other criteria triggering site plan review.

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- ² Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. See § 300-61 for restrictions on setback parking. Measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line.