

## ZONING

### 300 Attachment 9

#### **Bulk and Use Table C/I Commercial/Industrial District (§ 300-99)**

For additional regulations, see § 300-12, C/I Commercial/Industrial District, and § 300-92, Table of Permitted Uses by District.

| <b>Uses</b>                                                                                                         | <b>Minimum Lot Size<br/>(square feet)</b> |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Permitted Uses<sup>1</sup></b>                                                                                   |                                           |
| Animal hospital                                                                                                     | 20,000                                    |
| Apartment complex                                                                                                   | 20,000                                    |
| Bar, tavern, pub or nightclub – <sup>#</sup> for occupancy less than 50; S for occupancy equal to or more than 50   | 10,000                                    |
| Bed-and-breakfast                                                                                                   | 4,000                                     |
| Building, accessory, includes residential garages*                                                                  | N/A                                       |
| Building, mixed-use – S for components not otherwise permitted <sup>2</sup>                                         | 10,000                                    |
| Building, office or outpatient health center                                                                        | 10,000                                    |
| Building, public                                                                                                    | 10,000                                    |
| Car wash facility                                                                                                   | 10,000                                    |
| Club, membership/club, private                                                                                      | 10,000                                    |
| Contractor's yard                                                                                                   | 20,000                                    |
| Convenience store                                                                                                   | 20,000                                    |
| Convention center                                                                                                   | 5 acres                                   |
| Cultural use facility or museum                                                                                     | 10,000                                    |
| Drive-in facility* <sup>#</sup>                                                                                     | N/A                                       |
| Dry-cleaning facility <sup>#</sup>                                                                                  | 20,000                                    |
| Dry-cleaning outlet                                                                                                 | 4,000                                     |
| Dwelling unit, accessory*                                                                                           | N/A                                       |
| Dwelling, multifamily – density minimum 1,000 square feet per dwelling unit                                         | 8,000                                     |
| Dwelling, single-family                                                                                             | 8,000                                     |
| Dwelling, two-family – minimum of 8 dwelling units per project, density minimum 1,000 square feet per dwelling unit | 8,000                                     |
| Family day-care home                                                                                                | 12,000                                    |
| Funeral home <sup>#</sup>                                                                                           | 20,000                                    |

# ONEONTA CODE

| <b>Uses</b>                                                                                                                    | <b>Minimum Lot Size<br/>(square feet)</b> |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Garage, commercial <sup>#</sup>                                                                                                | 20,000                                    |
| Golf course <sup>#</sup>                                                                                                       | 10 acres                                  |
| Greenhouse, commercial                                                                                                         | 10,000                                    |
| Group family day-care home                                                                                                     | 12,000                                    |
| Home occupation (Class A or B)*                                                                                                | N/A                                       |
| Hospital – <sup>#</sup> for more than 20,000 square feet floor area                                                            | 20,000                                    |
| Hotel <sup>#</sup>                                                                                                             | 10,000                                    |
| Inn – <sup>#</sup> for more than 10 guest rooms                                                                                | 10,000                                    |
| Kennel                                                                                                                         | 1 acre                                    |
| Laundry, self-service                                                                                                          | 4,000                                     |
| Manufacturing, heavy <sup>#</sup>                                                                                              | 20,000                                    |
| Manufacturing, light                                                                                                           | 10,000                                    |
| Mobile home parks <sup>#</sup> – minimum of 8 dwelling units per project, density minimum: 1,000 square feet per dwelling unit | 8,000                                     |
| Motor vehicle repair or service station                                                                                        | 20,000                                    |
| Motor vehicle sales                                                                                                            | 20,000                                    |
| Neighborhood market                                                                                                            | 4,000                                     |
| Outpatient health center                                                                                                       | 10,000                                    |
| Parking garage                                                                                                                 | 20,000                                    |
| Personal storage facilities                                                                                                    | 20,000                                    |
| Place of worship <sup>#</sup>                                                                                                  | 4,000                                     |
| Planned unit development                                                                                                       | 2 acres                                   |
| Recreation, indoor commercial                                                                                                  | 4,000                                     |
| Recreation, outdoor commercial                                                                                                 | 20,000                                    |
| Residential care facility – less than or equal to 6 sleeping rooms or 12 residents                                             | 10,000                                    |
| Restaurant                                                                                                                     | 10,000                                    |
| Retail, goods and services                                                                                                     | 10,000                                    |
| School                                                                                                                         | 10,000                                    |
| Self-service laundry                                                                                                           | 4,000                                     |
| Shopping center                                                                                                                | 1 acre                                    |
| Short-term rental – permit required                                                                                            | 10,000                                    |
| Swimming pool, private*                                                                                                        | N/A                                       |
| Townhouse or townhome – minimum of 8 dwelling units per project, density minimum: 1,000 square feet per                        | 8,000                                     |

## ZONING

| <b>Uses</b>                                                                                   | <b>Minimum Lot Size<br/>(square feet)</b> |
|-----------------------------------------------------------------------------------------------|-------------------------------------------|
| dwelling unit                                                                                 |                                           |
| Warehouse, wholesale, or distribution center                                                  | 20,000                                    |
| <b>Uses Requiring A Special Use Permit<sup>#</sup></b>                                        |                                           |
| Adult use <sup>3#</sup>                                                                       | 10,000                                    |
| Bar, tavern, pub or nightclub – S for occupancy equal to or more than 50 <sup>#</sup>         | 10,000                                    |
| Boarding, lodging, or rooming house <sup>#</sup>                                              | 10,000                                    |
| Day-care center <sup>#</sup>                                                                  | 10,000                                    |
| Dormitory <sup>#</sup>                                                                        | 10,000                                    |
| Fraternity, sorority, chapter, or membership association house <sup>#</sup>                   | 10,000                                    |
| Homeless shelter <sup>#</sup>                                                                 | 10,000                                    |
| Motel <sup>#</sup>                                                                            | 10,000                                    |
| Residential care facility – more than 6 sleeping rooms or more than 12 residents <sup>#</sup> | 10,000                                    |
| Telecommunications facility or tower <sup>#</sup>                                             | 4,000                                     |

**NOTES:**

**Maximum Allowable Impervious Surface Coverage (§ 300-12G):** Impervious coverage of more than one 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:** There is no maximum building height in this district. All new buildings are subject to site plan review.

**Off-Street Parking Requirement (§ 300-12I):** See § 300-101, Table of Parking Requirements by Use, 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.

<sup>1</sup> See § 300-12D and E and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

<sup>2</sup> Uses not listed as permitted in this district may be permitted by special use permit if included as a minor part of a mixed-use building.

<sup>3</sup> Adult uses must be a minimum 500 feet from any residence, school, library, place of worship, or park.