

ZONING

300 Attachment 10

Bulk and Use Table U University District (§ 300-100)

For additional regulations, see § 300-13, U University 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
College and accessory college uses	4,000	30
Dwelling unit, accessory*	N/A	N/A
Dwelling, multifamily – density minimum: 1,000 square feet per dwelling unit	4,000	30
Dwelling, single-family	4,000	30
Dwelling, two-family – density minimum: 1,000 square feet per dwelling unit	4,000	30
Family day-care home	N/A	N/A
Garage*	N/A	N/A
Greenhouse*	N/A	N/A
Group family day-care home	N/A	N/A
Home occupation (Class A only)*	N/A	N/A
Parking garage*	N/A	N/A
Place of worship [#]	4,000	30
Planned unit development	2 acres	N/A
Open space and usable open space	N/A	N/A
Residential care facility [#] – maximum 6 sleeping rooms and 12 residents	4,000	30
School	4,000	30
Swimming pool, private*	N/A	N/A
Townhouse or townhome – density minimum: 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
Day-care center* [#]	N/A	30

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Home occupation (Class B only)*	N/A	N/A
Inn [#]	4,000	30
Neighborhood market [#]	4,000	30
Residential care facility for 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 (§ 300-13E): 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: The maximum building height is 10 stories. See § 300-13F(2), (3) and (4) for additional limitations and site plan review thresholds.

Off-Street Parking Requirement (§ 300-131): 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.

Setbacks: The minimum front setback from a public right-of-way is 25 feet. See § 300-13F for additional setback restrictions.

* Not the principal use of the property.

Site plan review required.

¹ See § 300-13E and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.