

**VILLAGE OF JOHNSON CITY
LOCAL LAW NO. 10 FOR THE YEAR 2025**

**A LOCAL LAW AMENDING ARTICLE 20 OF CHAPTER 300 OF THE
VILLAGE CODE ENTITLED ‘ZONING’ REGARDING MULTIFAMILY
REQUIREMENTS IN RESIDENTIAL DISTRICTS**

Be it enacted by the Village Board of the Village of Johnson City as follows:

Section 1. Section 300-20.3 entitled “Uses” shall hereby be amended as follows:

Table 20-2		
Permitted and Specially Permitted Uses		
P	=	Permitted
SP	=	Specially Permitted
—	=	Prohibited

Zoning District						
Land Use	UMF	SMF	USF	SSF	UTF	RR
Residential						
Multifamily	P	P	SP	—	—	—

Section 2. Section 300-20.4 entitled “Lot, area, and setback requirements” shall hereby be amended as follows:

Table 20-3						
Residential Lot, Area, and Setback Requirements						
Land Use	Zoning District					
	UMF	SMF	USF	SSF	UTF	RR
Minimum lot size (with public water and sewer) ⁽¹⁾						
Multifamily (square feet per dwelling unit)	2,500	3,000	3,000	NA	NA	NA
Minimum lot size (no public water and/or sewer) ⁽¹⁾						
Multifamily (square feet)	NA	40,000	40,000	NA	NA	NA
Minimum lot width (with public water and sewer)						
Multifamily (feet per dwelling unit)	25	40	25	NA	NA	NA
Minimum front setback						
Multifamily (feet)	20	25	25	NA	NA	NA

Minimum side setback Multifamily (feet)	10	10	10	NA	NA	NA
Minimum rear setback Multifamily (feet)	30	30	30	NA	NA	NA

Section 3. Section 300-20.5 entitled “Bulk requirements” shall hereby be amended as follows:

Table 20-4 Residential Bulk Requirements						
Land Use	Zoning District					
	UMF	SMF	USF	SSF	UTF	RR
Maximum building height						
Multifamily (feet)	45	45	35	NA	NA	NA
Maximum building coverage						
Multifamily	50%	40%	30%	NA	NA	NA

Section 4. Remainder

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 5. Separability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.