

CITY OF CORTLAND, NEW YORK
LOCAL LAW NO. 9 OF THE YEAR 2022
ADOPTED OCTOBER 4, 2022

§300-4 **Definitions.** A. When used in this Chapter, unless otherwise expressly stated, the following words and phrases shall have the meanings herein after set forth.

ANCILLARY PARKING AREA – A parking area which is either across the street from or contiguous to the lot served by the parking area.

POLE SIGN – A Sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is 7 feet or more above the grade and the top edge of the sign face is no greater than 20 feet above the grade.

HIGH-RISE SIGN – A pole sign with a ground height greater than 20 feet.

§300-6 **Designation of Districts.**

A. The zoning districts will be referred to herein after in this chapter and on the Zoning Map as follows:

Type of District	Designation
Low Density Residential	R-1
Medium Density Residential	R-2
Mixed Density Residential	R-3
Multifamily Residential	R-4
Professional Office	PO
Neighborhood Business	NB
General Business Regional	GB-1
General Business Local	GB-2
Central Business	CB
General Industrial	GI
Historic Overlay	HO
Flood Hazard	FH
Floodway Zone	FW

§300-10 **Prohibited Uses.**

B. The following uses are specifically prohibited as a principle use, however: they may be permitted as an accessory use:

- (1) The storage of crude oil or any of its volatile products or other highly flammable liquids in aboveground tanks.
- (2) The sale of used motor vehicles or equipment, which are regulated herein as an outdoor sales use.

§300-10 **Prohibited Uses.**

C. The following uses are specifically prohibited as a principle or accessory use under this chapter; however they may be permitted pursuant to another chapter of the Code of the City of Cortland:

- (1) Adult entertainment businesses: see Chapter 60.
- (2) Animal harboring: see Chapter 74.
- (3) Junkyards and scrapyards: see Chapter 164
- (4) Sidewalk Cafés: see Chapter 234

§300-22 Residential Permitted and Specially Permitted Uses.

Uses are allowed in residential or “R” zoning districts in accordance with Tale 300-13 below.

- A. Uses identified with a “P” in the table are permitted as of right in the subject zoning district, subject to compliance with all other applicable standards of this chapter.
- B. Uses identified with a “SP” in the table may be allowed if reviewed and approved in accordance with the special permit procedures contained in Article XVI.
- C. Uses not listed and those identified with a “ – “ are expressly prohibited.

Table 300-13: Residential Permitted and Specially Permitted Uses				
Land Use	Zoning District			
	R-1	R-2	R-3	R-4
Single-family Dwellings, detached	P	P	P	P
Single-family Dwellings, attached	SP	P	P	P
Two-family Dwellings	-	P	P	P
Multifamily Dwellings	-	-	P	P
Bed and Breakfasts	-	SP	SP	SP
Home Occupations	SP	SP	SP	SP
Fraternity or Sorority Dwellings	-	SP	SP	SP
Rooming Houses and Boarding Houses	-	-	SP	SP
Accessory Dwelling Units	SP	SP	-	-
Accessory Uses or Structures	P	P	P	SP
Solar Photovoltaic Systems (accessory only)	P	P	P	SP
Ground-mounted Solar Photovoltaic	-	-	-	-
Places of Worship	SP	SP	SP	SP
Schools	SP	SP	SP	SP
Public Service Utilities	SP	SP	SP	SP
Clubs (lodges, fraternal organizations, etc.)	-	-	-	SP
Ancillary Parking Areas	-	-	-	SP
Parks, Playgrounds	SP	SP	SP	SP
Indoor Lodging	-	-	SP	SP
Extended-Care Medical Facilities	-	-	SP	SP
Personal or Professional Offices	-	-	SP	P
Medical Offices	-	-	SP	P
Day Care Centers	-	-	-	P
Cemeteries	SP	SP	SP	SP

§300-23 Residential Lot, Area and Yard Requirements.

The lot, area and yard requirements listed in Table 300-14 below shall apply to the residential districts within the City.

Table 300-14: Residential Lot, Area, and Yard Requirements				
Land Use	Zoning District			
	R-1	R-2	R-3	R-4
D. Minimum Side Yard				
Single Family / Two Family	7 feet	7 feet	7 feet	7 feet
Multifamily	--	--	15 feet	15 feet
Nonresidential Uses	10 feet	10 feet	15 feet	15 feet

Commented [AJ1]: A portion of Table 300-14 under D. Minimum Side Yard is amended where highlighted. Remainder of table is unchanged.

§300-32 Business Permitted and Specially Permitted Uses. Uses are allowed in business zoning districts in accordance with Table 300-22 below.

- A. Uses identified with a “P” in the table are permitted as of right in the subject zoning district, subject to compliance with all other applicable standards of this chapter.
- B. Uses identified with a “SP” in the table may be allowed if reviewed and approved in accordance with the special permit procedures contained in Article XVI.
- C. Uses not listed and those identified with a “ – ” are expressly prohibited.

Table 300-22: Business Permitted and Specially Permitted Uses				
Land Use	Zoning District			
	CB	NB	PO	GB-2, GB-1
Single-family Dwellings	-	P	P	- (1)
Two-family Dwellings	-	P	P	- (1)
Multifamily Dwellings	P	P	P	P
Bed and Breakfasts	SP	P	P	-
Home Occupations	-	SP	SP	SP
Fraternity or Sorority Dwellings	-	-	SP	SP
Rooming Houses and Boarding Houses	-	SP	-	-
Upper Floor Residential Units	P	P	P	P
Accessory Uses or Structures	SP	SP	SP	SP
Solar Photovoltaic Systems (accessory only)	SP	SP	SP	SP

NOTES:

- (1) Single and two-family dwellings occupied as of the effective date of this chapter are considered a permitted use. The development of new single or two-family dwellings are prohibited.

Land use	Zoning District			
	CB	NB	PO	GB-2, GB-1
Ambulance Service	-	-	-	P
Ancillary Parking Areas	-	-	SP	SP
Art Galleries and Studios	P	P	P	P
Cemeteries	-	-	SP	-
Clubs (lodges, fraternal organizations, etc.)	P	-	SP	P
Day Care Centers	SP	P	P	-

Dry Cleaner Outlets and Laundromats	P	P	-	P
Extended-Care Medical Facilities	-	-	SP	P
Financial Institutions and Services	P	P	SP	P
Fuel Stations	-	SP	SP	P
Funeral Parlors	-	P	P	-
Indoor Entertainment and Recreations	P	SP	-	P
Indoor Lodging	P	-	SP	P
Medical Offices	P	P	P	P
Motor Vehicle Sales	-	-	-	P
Motor Vehicle Service Shops	-	SP	-	P
Outdoor Entertainment and Recreation	-	-	-	SP
Outdoor Sales	SP	-	-	SP
Parks, Playgrounds	SP	SP	SP	SP
Personal or Professional Offices	P	P	P	P
Personal Service Shops	P	P	SP	P
Places of Worship	SP	SP	SP	SP
Public Service Utilities	SP	SP	SP	P
Restaurants and Taverns	P	SP	SP	P
Retail Stores	P	P	SP	P
Schools	-	P	SP	P
Upper Floor Offices	P	P	P	P

§300-42 Industrial Permitted and Specially Permitted Uses.

Uses are allowed in industrial zoning districts in accordance with Table 300-30 below.

- A. Uses identified with a “P” in the table are permitted as of right in the subject zoning district, subject to compliance with all other applicable standards of this chapter.
- B. Uses identified with a “SP” in the table may be allowed if reviewed and approved in accordance with the special permit procedures contained in Article XVI.
- C. Uses not listed and those identified with a “-” are expressly prohibited.

	Zoning District
Land Use	GI
Accessory Uses or Structures	P
Ambulance Service	P
Ancillary Parking Areas	P
Art Galleries and Studios	P
Cemeteries	P
Clubs (lodges, fraternal organizations, etc.)	P
Concrete and Paving Plants	P
Contractor’s Services	P
Crematoriums	SP
Day Care Centers	P

Dry Cleaner Outlets and Laundromats	P
Dry Cleaning and Laundering Facilities	P
Enclosed Assembly of Manufactured Goods and Services	P
Enclosed Fabric and Clothing Production Facilities	P
Enclosed Processing of Raw Materials	P
Enclosed Research, Development, Experimental or Testing Lab	P
Extended-Care Medical Facilities	P
Extractive and Mining Operations	-
Financial Institutions and Services	P
Food Processing, Baking, and Packaging Plants	P
Fraternity or Sorority Dwellings	P
Fuel Stations	P
Funeral Parlors	P
Ground mounted solar photovoltaic	SP

§300-53 Approval of Historic Commission Required.

- A. Applicability. No person shall carry out any exterior modification, alteration, restoration, reconstruction, new construction, or moving of a landmark or property within a historic district; nor shall any person make any material change in the appearance of such property, its landscaping, signage, lighting, sidewalks, fences, paving or other exterior elements which affect the appearance and cohesiveness of the landmark or historic district, without first obtaining approval from the Historic Commission. However, this shall not be construed to prevent normal maintenance as provided for in Section 300-55 of this Article.
- B. Application Requirement. Prior to the commencement of any work requiring Historic Commission approval, the owner and/or their designee shall file an application for Historic District Modification with the Historic Commission. Each applicant shall submit to the City Clerk an application in such form as the Commission shall determine, including the following:

§300-83 Off-Street Parking Requirements.

F. Maximum Parking.

- (1) The maximum number of parking spaces allowable is not to exceed 200% of the requirement as outlined in Table 300-83: Required Parking, unless approved by the planning commission.
 - a. Maximum parking shall not apply to GB-1 District.

G. Bicycle Parking.

- (1) Bicycle Parking shall be provided with all multifamily and nonresidential developments at 10% of the vehicle parking requirements as outlined in Table 300-83: Required Parking, but not less than two bicycle spaces and not more than 20 bicycle spaces for any single use.

H. Recreational Vehicles.

- (1) No boat, camper travel trailer, camping trailer, utility trailer, motor home, motorcycle, or any other recreational vehicle may be parked or stored in any area of a front or side yard. The foregoing shall not apply in the General Business Districts (GB-1, GB-2), or the Industrial District where such vehicles are temporarily displayed for sale.

Table 300-83: Required Parking	
Use Types	Number of Spaces
Single-family dwellings	Two per dwelling unit
Two-family dwellings	Two per dwelling unit
Multifamily dwellings	One and one half spaces per dwelling unit
Townhouses	Two per dwelling unit
Upper-story residential	One per dwelling unit
Auditoriums, church convention halls, gymnasiums, stadiums, studios or other place of public assembly not otherwise classified	One per four permanent seats or one per each 40 square feet of seating area where fixed seating is not provided
Banks, savings and loan associations	One space per 250 square feet of gross floor area
Bars or nightclubs	One space per 100 square feet of gross floor area
Bed-and-breakfast establishments	One per guest bedroom
Bowling alleys	Six spaces per lane
Day-care center	One per employee + one per eight children capacity
Filling stations	One for every 100 square feet of store and business office space. Each pump station may be considered as a parking space.
Fraternal organizations	One and one-half for every person
Funeral homes	One space per three seats in the parlors and chapels
Furniture store	One per 500 square feet of gross floor area
Heavy industrial	One per 1,000 square feet of gross floor area
Hospitals	Two spaces per sleeping room, and one and one-half spaces per sleeping room for psychiatric hospitals
Hotels, motels	One per guest bedroom, plus one per 200 gross floor area or restaurant area
Light manufacturing or light industrial	One per 250 square feet of gross floor area
Nursing homes	One per each five beds, plus one per each two employees on the premises at one time
Offices, business or professional	One per 400 square feet of gross floor area
Offices, medical	One per 250 square feet of gross floor area
Public or semipublic art gallery, library or museum	The same as auditorium, etc.
Repair garages	Three per service bay or repair station
Research institutions or laboratories	Determined by the Planning Commission upon site plan review
Restaurants, fast food and general eating establishments	One space per 100 square feet of gross floor area
Retail stores, sales and service	One per 300 square feet of gross floor area
Rooming and boarding house	One per bedroom
Veterinary hospital	One per 200 square feet of gross floor area
Wholesale establishment, warehouse	One per 1,000 square feet of gross floor area

§300-84 Parking Area Location, Layout and Design.

- A. Location in Residential (R-1, R-2, R-3, R-4) Districts
 - (1) Off-street parking may be located in the rear yard, side yard or underground.
- B. (7) Except for single-family dwellings, parking spaces shall be designed to permit entry and exit without moving any other vehicle.

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§300-94 Fences and Walls.

- B. Use and Design Regulations
 - (2) Within residential districts, no fence or wall over four feet in height shall be constructed in the front yard of any lot and it must maintain a maximum open to closed ratio of 1:1, other than a necessary retaining wall.

§300-103 Building Placement, Orientation, and Frontage.

§300-112 General Sign Standards

- C. Sign Height.
 - (1) Sign ground height shall be measured between grade and the highest point of the highest element of the sign.
 - (2) Sign height shall be measured between the lowest and highest points of the sign.

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§300-113 Signs Permitted and Prohibited

- A. Permitted Signs
 - (2) No lot, structure or use shall have more than one type of sign per façade or lot line with street frontage, unless otherwise approved by the Zoning Board of Appeals by area variance.
- B. Signs that Do Not Require a Permit. Except as provided in this article, the following signs may be erected and maintained per zoning lot without obtaining a sign permit. Each such sign must adhere to the requirements of the sign type and zoning district in which it is located.
 - (1) Banners. Up to two banners may be permitted per lot or use provided the following conditions are met:
 - (a) It shall be displayed for no more than 30 days total, per year;
 - (b) It shall not extend above the first floor façade of the building or project beyond property lines;
 - (c) It shall not be illuminated; and
 - (d) It shall not be placed in such a manner as to impede pedestrian traffic.
 - (9) Temporary Signs
 - (10) Residential Rental Signs. Must be building mounted with a ground height of no greater than 6 feet, no greater than 2 feet in depth, unlit, and no greater than 3 square feet in total surface area. A uniform shape and size template will be provided by the City of Cortland. Compliance is required within one year of enactment of this chapter.

§300-114 Sign Type Standards in Residential (R-1, R-2, R-3, R-4) Districts

- B. Up to two grounds signs may be permitted per lot provided that the following conditions are met:
 - (1) Maximum Ground Height: 4 feet.

§300-117 Sign Type Regulations in General Business Local (GB-2) and General Business Regional (GB-1) Districts.

- C. Pole Signs.

- (7) Lots located within 800 feet of the exits of a limited-access highway may be permitted a high-rise sign per the extended area and height requirements listed below, provided that the supports and foundations are designed by a licensed, professional engineer, and that the drawings bear such seal and signature.

§300-152 Access Ramp Variances.

- C. The variance granted pursuant to this section shall not run with the land and shall terminate with the need for it.