

ZONING

150 Attachment 1

Town of Ontario
Schedule I: Lot and Bulk Requirements

District	Minimum Lot Area (square feet)		Minimum Lot Width (square feet)		Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Lot Coverage
					Principal Building			Minimum Primary Structure Size (square feet)			
	Septic System	Public Sewer	Septic System	Public Sewer	Front	Side	Rear	Primary	Multifamily Multistory Structures		
Rural Residential District (RR)¹³	25,000	20,000	125	100	75 ¹ 60 ² 50 ³	15	40 ⁴	1,200 ⁵	700 ⁶	36	20%
Suburban Residential District (SR)¹³	25,000	12,800	125	80	75 ¹ 60 ² 40 ³	10	40 ⁴	1,100 ⁷	700 ⁸	36	20%
Urban Residential District (UR)¹³	25,000 ⁹	12,800 ⁹	125	80	60 ² 40 ³	10	40	1,100 (single-family) 700/1,100 ⁹ (multifamily)	800 (two-family) 800 (multiple-family)	36	20% (residential) 30% (nonresidential)
Business District (B)^{A, 13}	22,500 (single-family) 22,500 (two-family) 40,000 ¹⁰ (multiple-family)	18,000 (single-family) 22,500 (two-family) 22,500 ¹⁰ (multiple-family)	125 (single-family) 150 (two-family) 150 (multiple-family)	100 (single-family) 125 (two-family) 125 (multiple-family) 150 (nonresidential)	60 ² 50 ³	Single-family: 12 (one side) Two-family, multiple-family: 10 (one side) All other uses: 25 (one side)	Residential: 40 Nonresidential: 20	1,100 (single-family) 700/1,100 ⁸ (two-story) (multifamily)	800 (two-family) 800 (multiple-family) 1,000 (nonresidential)	36	20% (residential) 40% (nonresidential)
Business Transitional District (BT)¹³	22,500 (single-family) 40,000 ¹⁰ (multiple-family)	18,000 (single-family) 22,500 ¹⁰ (multiple-family)	125 (single-family) 125 (two-family) 150 (multiple-family) 150 (nonresidential)	150 (single-family) 100 (two-family) 125 (multiple-family) 150 (nonresidential)	60 ² 50 ³	Same as B District	Same as B District	Same as B District	Same as B District	36	20% (residential) 40% (nonresidential)
Industrial District (I)	--	43,560	--	125	60 ² 50 ³	15 ¹²	40	1,000	--	50	50%
Adult Entertainment/ Industrial District (AE/I)	Lot and bulk requirements for the AE/I District shall fully comply with the I District requirements										
Cannabis Overlay District (COD)	Lot and bulk requirements for the COD District shall fully comply with the BT District requirements										

ONTARIO CODE

NOTES:

- A. There is no minimum lot area for nonresidential uses.

FOOTNOTES:

1. Lots fronting Lake Road.
2. Lots fronting a state, county or Town road.
3. Lots fronting on a subdivision road.
4. Rear setbacks: 40 feet, except that the lake side of lots located on Lake Road shall be considered to be the rear yard and the rear setback shall be 50 feet or 20 times the average annual erosion rate, as determined by the NYSDEC, whichever is greater.
5. 1,200 square feet, plus (in case of a residential structure) at least a one-car garage.
6. Multifamily, multistory structures: 700 feet on the first floor and a total of 1,200 square feet.
7. 1,100 square feet, plus (in case of a residential structure) at least a one-car garage.
8. Multifamily, multistory structures: 700 feet on the first floor and a total of 1,100 square feet.
9. The minimum lot area for all residential lots (single-family, two-family and multiple-family) shall be 25,000 square feet, except that the minimum lot area for a single-family lot served by public sewers shall be 12,800 square feet.
10. Plus 5,000 square feet for every dwelling unit over two.
11. All other uses: 25 feet on one side and a total of 50 feet for both sides; provided, however, that where a side yard abuts a residential district, such side yard shall be the same width as that of the abutting residential district and landscaping shall be approved by the Planning Board.
12. When buffering a residential zoning district, side setback shall be increased to 30 feet.
13. Single-family residential structures require a minimum of a one-car garage.