

ZONING

190 Attachment 2

City of Oneida

TABLE B: LOT DEVELOPMENT STANDARDS

[Added 4-18-2006 by Ord. No. 06-01¹; amended 5-5-2009 by Ord. No. 09-03; 9-5-2017 by Ord. No. 17-01; 2-2-2021 by L.L. No. 3-2021; 12-6-2022 by L.L. No. 10-2022]

Districts		Use	Minimum Lot Size (area in square feet)	Minimum Frontage (distance in feet)	Minimum Yard Dimensions (feet)				Notes	
					Front	Side		Rear		
						One	Both			
A	Agricultural	Agriculture			50	50	100	50		
		One-family dwelling	40,000	150	50	30	60	60		
		Two-family dwelling	50,000	200	50	30	60	60		
		Townhouse, condominium							2, 10	
		Rooming house/tourist home	50,000	200	50	30	60	60		
		Mobile dwelling (farm use)	40,000	150	40	30	60	60	9	
		Animal hospital/kennel	50,000	200	50	50	100	50		
		Golf course, club			100				2	
		Cemetery, campground			100				2	
		Home business							6	
		Storage units	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height shall be 35 feet; minimum front yards, 50 feet; minimum side and rear yards, 25 feet.							
		Large-scale solar energy system	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, minimum lot size shall be 225,000 square feet; maximum lot coverage shall be 80%; minimum front yards, 50 feet; minimum side yards, 50 feet; and minimum rear yards, 50 feet.							
		Wind energy conversion systems	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, minimum lot size shall be set by the Joint Zoning Board of Appeals/Planning Commission, minimum front yards, 50 feet; minimum side yards, 50 feet; and minimum rear yards, 50 feet.							
		All other permitted/conditional uses	100,000	200	50	50	100	50		

¹ Editor's Note: This table replaced the former Zoning Schedule, which included both use and lot development standards, as amended.

ONEIDA CODE

Districts		Use	Minimum Lot Size (area in square feet)	Minimum Frontage (distance in feet)	Minimum Yard Dimensions (feet)				Notes
					Front	Side		Rear	
						One	Both		
R-1	Residential-1	One-family dwelling	40,000	150	40	30	60	60	3
		One-family dwelling	20,000	100	30	15	30	50	4
		One-family dwelling	13,500	100	30	15	30	40	5
R-2	Residential-2	One-family dwelling	40,000	150	25	15	30	50	3
		One-family dwelling	20,000	100	25	10	20	40	4
		One-family dwelling	6,000	60	25	5	10	20	5
		Two-family dwelling	7,200	60	25	5	10	20	5
		Duplexes, per dwelling unit	40,000	150	25	0	30	50	3
		Duplexes, per dwelling unit	20,000	100	25	0	20	40	4
		Duplexes, per dwelling unit	6,000	50	25	0	10	20	5
		Nursing home							2
		R-3	Residential-3	One-family dwelling	5,000	50	25	5	15
Two-family dwelling	6,000			50	25	5	15	20	
Three-family dwelling	7,000			60	25	5	15	20	
Four-family dwelling	8,000			60	25	5	15	20	
Multifamily dwelling									2, 10
Condominium, townhouse									2, 10
Home business									6
Community residential facility									2
Nursing home									2
Bed-and-breakfast	6,000			50	25	5	15	20	
Funeral home	20,000			100	50	10	25	50	
Professional office, minor	6,000			50	25	5	15	20	6
Medical facility, except minor professional office	20,000			100	50	10	25	50	6
C-S	Community Service	R-3 permitted residential uses	See R-3 uses						
		Home businesses							6
		All nonresidential uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 80%; maximum building height, 45 feet; minimum front yards, 5 feet, minimum side yards, 5 feet; and minimum rear yard, 20 feet.						

ZONING

		Large-scale solar energy system	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, minimum lot size shall be 225,000 square feet; maximum lot coverage shall be 80%; minimum front yards, 50 feet; minimum side yards, 50 feet; and minimum rear yards, 50 feet.
--	--	---------------------------------	--

Districts		Use	Minimum Lot Size (area in square feet)	Minimum Frontage (distance in feet)	Minimum Yard Dimensions (feet)				Notes
					Front	Side		Rear	
						One	Both		
C-S	Community Service (continued)	Wind energy conversion systems	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, minimum lot size shall be set by the Joint Zoning Board of Appeals/Planning Commission, minimum front yards, 50 feet; minimum side yards, 50 feet; and minimum rear yards, 50 feet.						
N-C	Neighborhood Commercial	Home business							6
		Community residential facility							2
		Nursing home							2
		Bed-and-breakfast	6,000	50	25	5	15	20	
		Funeral home	20,000	100	50	10	25	50	
		Professional office, minor	6,000	50	25	5	15	20	6
		Neighborhood retail/services	6,000	50	25	5	15	20	
		Duplexes, per dwelling unit	40,000	150	25	0	30	50	3
		Duplexes, per dwelling unit	20,000	100	25	0	20	40	4
	Duplexes, per dwelling unit	6,000	50	25	0	10	20	5	
	Townhouse, condominium							2, 10	
D-C	Downtown Commercial	All uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 80%; maximum building height, 45 feet; minimum front yards, 5 feet, minimum side yards, 5 feet; and minimum rear yard, 20 feet.						
C	Commercial	All uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height, 45 feet; minimum front yards, 10 feet, minimum side yards, 10 feet; and minimum rear yard, 25 feet.						
L-I	Light-Industrial	Storage units	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height shall be 35 feet; minimum front yards, 50 feet; minimum side and rear yards, 25 feet.						

ONEIDA CODE

		Large-scale solar energy system	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, minimum lot size shall be 225,000 square feet; maximum lot coverage shall be 80%; minimum front yards, 50 feet; minimum side yards, 50 feet; and minimum rear yards, 50 feet.
--	--	---------------------------------	--

Districts		Use	Minimum Lot Size (area in square feet)	Minimum Frontage (distance in feet)	Minimum Yard Dimensions (feet)				Notes
					Front	Side		Rear	
						One	Both		
L-I	Light-Industrial (continued)	All other uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; minimum front yard, 50 feet; minimum side yard and rear yards, 25 feet.						
M-I	Manufacturing-Industrial	Storage units	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height shall be 35 feet; minimum front yards, 50 feet; minimum side and rear yards, 25 feet.						
		Large-scale solar energy system	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, minimum lot size shall be 225,000 square feet; maximum lot coverage shall be 80%; minimum front yards, 50 feet; minimum side yards, 50 feet; and minimum rear yards, 50 feet.						
		All other uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; minimum front yard, 50 feet; minimum side yard and minimum rear yards, 25 feet.						
R-P	Residential-Planned	All uses permitted by right or conditionally in residential districts as listed above in R-1, R-2, and R-3							2, 8
MD-P	Mobile dwelling-planned	Mobile dwelling	40,000	150	50	30	60	60	3, 8
		Mobile dwelling park							2, 8
		One-family dwelling	40,000	150	50	30	60	60	3, 8
All Districts		School, public or private	200,000	500	100	50	100	50	
		Day-care, family or group							2
		Nursery school as principal use	40,000	100	50	25	50	50	11
		Religious institution	100,000	200	50	50	100	50	
		Public utility facility							2

ZONING

	Public use							2
	Government agency							2

ONEIDA CODE

Notes:

¹ A conditional use permit shall be required for any use in a Manufacturing-Industrial (M-I) or Light Industrial (L-I) District.

P = Permitted principal uses as of right

NP = Prohibited uses

C = Use requires a conditional use permit to be permitted

A = Permitted accessory use as of right

USE DISTRICT KEY:

A - Agricultural District

R-1 Residential 1

R-2 Residential 2

R-3 Residential 3

N-C Neighborhood Commercial

D-C Downtown Commercial

C Commercial District

L-I Light Industrial

M-I Manufacturing-Industrial

C-S Community Services

Notes From Zoning Schedule

1. Uses listed here are “principal” with the exception of “home business” and “professional office of resident” which are accessory to a principal residential use. Uses customarily accessory to the principal uses listed are permitted provided all area, yard and lot coverage requirements are met. (See § 190-14.)
2. Area, yard and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety and general welfare standards and existing development in the immediate vicinity. Applicants are encouraged to meet informally with the Joint Zoning Board of Appeals/Planning Commission prior to detailed site planning and design work.
3. On-site water supply and sewage disposal.
4. Either off-site water supply or sewage disposal.
5. Off-site water supply and sewage disposal.
6. Home business and professional office of resident, as accessory uses, must comply with all requirements for the residences in which they are located.
7. Existing uses which conform to the zoning regulations are not subject to the conditional use permit review and approval procedure for activities requiring a building permit, but which won’t enlarge existing buildings or structures by more than 50% or require additional parking. Other uses not specifically listed, but judged to be similar to those listed for this zoning district by the Joint Zoning Board of Appeals/Planning Commission, will be permitted as conditional uses.
8. Minimum size for this zoning district shall be 10 acres.
9. The minimum lot size requirement shall be met by proper siting of the mobile dwelling which assures adequate water supply and sewage disposal as well as yards. The property need not be surveyed or deeded to delineate the lot area.
10. Requirements will vary depending upon the number of apartment units as well as type of building. Applicants are encouraged to meet informally with the Joint Zoning Board of Appeals/Planning Commission prior to detailed site planning and design work. See § 190-28C(2).
11. Minimum lot size and other applicable standards for a nursery school shall be the same as for that principal structure to house the nursery school or according to the following if it involves a new or added structure:
 - Minimum lot size: 40,000 square feet
 - Minimum lot width: 100 feet
 - Maximum percent of lot occupied: 25%
 - Maximum building height: stories, 2 1/2; feet, 35
 - Minimum yard dimensions: front, 50 feet; side (each), 25 feet; rear, 50 feet