

ZONING

300 Attachment 8

Bulk and Use Table MU-2 Gateway Mixed-Use District (§ 300-98)

For additional regulations, see § 300-11, Gateway Mixed-Use District, and § 300-92, Table of Permitted Uses by District.

Use	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Front Setback (feet) ²
Permitted Uses¹			
Animal hospital	4,000	30	12
Apartment complex	4,000	30	12
Bar, tavern, pub or nightclub with maximum occupancy of less than 50 [#]	4,000	30	12
Bed-and-breakfast	4,000	30	12
Building, accessory; includes residential garages*	N/A	N/A	12
Building, mixed-use	4,000	30	12
Building, office	4,000	30	12
Building, public	4,000	30	12
Car wash facility	4,000	30	12
Club, membership/club private	4,000	30	12
College	4,000	30	12
Convenience store	4,000	30	12
Cultural use facility or museum	4,000	30	12
Day-care center [#]	4,000	30	12
Drive-in facility* [#]	N/A	N/A	12
Dry-cleaning outlet	4,000	30	12
Dwelling, multifamily – density minimum: 1,000 square feet per dwelling unit	4,000	30	12
Dwelling, single-family – density minimum: 1,000 square feet per dwelling unit	4,000	30	12
Dwelling, two-family – density minimum: 1,000 square feet per dwelling unit	4,000	30	12
Dwelling unit, accessory*	N/A	N/A	12
Family day-care home	4,000	30	N/A
Funeral home [#]	4,000	30	12
Garage, commercial [#]	4,000	30	12

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Use	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Front Setback (feet) ²
Greenhouse, commercial	4,000	30	12
Group family day-care home	4,000	30	N/A
Home occupation Class A and B*	4,000	30	N/A
Hospital – #for more than 20,000 square feet floor area	4,000	30	12
Hotel [#]	4,000	30	12
Inn – #for more than 10 guest rooms	4,000	30	12
Laundry, self-service	4,000	30	12
Manufacturing, light	4,000	30	12
Motor vehicle repair, motor vehicle service station	4,000	30	12
Motor vehicle sales [#]	4,000	30	12
Neighborhood market	4,000	30	12
Open space and usable open space	N/A	N/A	N/A
Outpatient health center [#]	4,000	30	12
Parking garage – #for more than 10 cars	4,000	30	12
Place of worship [#]	4,000	30	12
Planned unit development	2 acres	N/A	N/A
Recreation, indoor commercial	4,000	30	12
Residential care facility for maximum 6 sleeping rooms or 12 residents [#]	4,000	30	12
Restaurant	4,000	30	12
Retail, goods and services	4,000	30	12
School	4,000	30	12
Shopping center – #if more than 4,000 square feet floor area	4,000	30	12
Short-term rental – permit required	4,000	30	12
Swimming pool, private*	N/A	N/A	12
Townhouse or townhome – density minimum 1,000 square feet per dwelling unit	4,000	30	12
Uses Requiring A Special Use Permit[#]			
Dormitory [#]	4,000	30	12
Homeless shelter [#]	4,000	30	12
Motel [#]	4,000	30	12
Residential care facility for more than 6 sleeping rooms or more than 12 residents [#]	4,000	30	12
Telecommunications facility or tower [#]	4,000	30	12

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Off-street Parking Requirement (§ 300-11H): See § 300-101, Table of Parking Requirements by Use, § 300-11H for exceptions, 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.

Maximum Allowable Impervious Surface Coverage (§ 300-11D): Impervious surface coverage of more than 1/2 acre or of more than 60% of the lot requires site plan review. Impervious coverage 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.

* Not the principal use of the property.

Site plan review required.

¹ See § 300-11D and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

² Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. See § 300-61 for restrictions on setback parking. Setbacks are measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line.