



ZONING MAP

Subject

Districts	Use	Minimum Lot Size (area in square feet)	Minimum Frontage (distance in feet)	Minimum Yard Dimensions (feet)			Notes	
				Front	Side	Rear		
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-1 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.	
	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-1 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.	
	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 maximum 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	40,000	150	50	30	60	60	3, 8
MD-P Mobile dwelling-planned	Mobile dwelling							2, 8
	Mobile dwelling park	40,000	150	50	30	60	60	3, 8
	One-family dwelling	200,000	500	100	50	100	50	2
	School, public or private							
	Day-care, family or group	40,000	100	50	25	50	50	11
	Nursery school as principal use	100,000	200	50	50	100	50	2
	Religious institution							2
	Public utility facility							2
	Public use							2
	Government agency							2

ZONING ORDINANCES

190 Attachment 1

City of Oneida

TABLE A: SCHEDULE OF USES
 [Added 4-18-2006 by Ord. No. 06-01¹; amended 5-5-2009 by Ord. No. 09-03; 3-3-2010 by Ord. No. 10-03; 12-1-2016 by L.L. No. 2-2016]

Subject

Use	Use Districts									
	A	R-1	R-2	R-3	N-C	D-C	C	L-I ¹	M-I ¹	C-S
Adult day-care facility	NP	NP	C	P	NP	NP	NP	NP	NP	C
Agricultural uses	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Animal hospital	C	NP	NP	NP	NP	NP	C	NP	NP	NP
Animal kennel	C	NP	NP	NP	NP	NP	C	NP	NP	C
Appliance and small equipment repair/sales	NP	NP	NP	NP	NP	P	C	C	C	NP
Assembly and packaging of products/equipment	NP	NP	NP	NP	NP	NP	NP	C	C	NP
Bar/Tavern	NP	NP	NP	NP	NP	C	C	C	C	NP
Bed-and-breakfast	C	NP	NP	C	C	NP	NP	NP	NP	NP
Broadcasting facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Bulk fuel storage	NP	NP	NP	NP	NP	NP	P	C	C	NP
Business office	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Campground	C	NP	NP	NP	NP	P	P	C	C	P
Car wash	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cemeteries	C	NP	NP	NP	NP	NP	NP	C	C	NP
Child day-care center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Church and religious institution	C	C	C	C	C	C	C	C	C	C
Community center	C	C	C	C	C	C	C	C	C	C
Community residential facility	NP	NP	C	C	C	C	C	C	C	C
Concrete batch plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Cultural facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drive-through facility	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Dry cleaning, retail only	NP	NP	NP	NP	NP	C	C	C	C	P
Duplex, two-family	P	NP	NP	NP	C	P	P	C	C	P
Dwelling, four-family	NP	NP	NP	P	P	NP	NP	NP	NP	P
Dwelling, multifamily	NP	NP	NP	C	NP	NP	NP	NP	NP	NP
Dwelling, single-family detached	P	P	P	P	NP	NP	NP	NP	NP	NP
Dwelling, three-family	C	NP	NP	P	NP	NP	NP	NP	NP	NP
Dwelling, townhouse/condominium	C	NP	C	P	NP	NP	NP	NP	NP	NP
Dwelling, two-family	P	NP	P	P	NP	NP	NP	NP	NP	NP

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

ZONING CHART

Subject

Use	Use Districts											M-I'	C-S			
	A	R-1	R-2	R-3	N-C	D-C	C	L-I'	M-I'	C	C-S					
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Entertainment facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Excavation, commercial	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Fertilizer/Feed mill facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Financial institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Funeral home	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Gasoline station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Governmental structure or use	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Heavy equipment sales, repair, storage	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Home business	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hotel/Motel/Inn	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Junkyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Laundromat	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Light manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Medical office/clinic	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Medical laboratories	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Membership club	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mobile dwelling (farm use)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Motor vehicle body shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Motor vehicle repair services w/o autobody repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Motor vehicle sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Nursing home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Open space/greenway	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Parking lots, structures as separate, primary uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Personal care service	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Printing and publishing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Professional office	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Professional office, minor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility facility	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreational facility, commercial	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreational facility, public	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recycling facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research and development facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Residential, upper floor	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Restaurants, full-service	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Restaurants, take-out	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Retail establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

ZONING CHART

Subject

Use	Use Districts										
	A	R-1	R-2	R-3	N-C	D-C	C	L-I	M-I	C-S	
Retail/Service, Neighborhood	NP	NP	NP	C	P	P	P	C	C	P	
Riding stables	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Rooming house/tourist home	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Schools, private and public	C	C	C	C	C	C	C	C	C	C	
Storage facility, self-service	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Storage, outdoor	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Trucking terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesaling and distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wireless communication facility	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	

Notes:
 * 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

ZONING CHART