

§ 285-11.1. Onondaga Hill Business District, OHB. [Added 4-3-2017 by L.L. No. 2-2017]

A. Permitted uses.

(1) Single-family dwellings.

(2) Family day care.

B. Permitted accessory uses.

(1) Accessory buildings.

(2) Off-street parking.

(3) Signs, subject to § 285-34 of this chapter.

C. The following structures and uses may be permitted, subject to site plan review as provided in § 285-23 of this chapter:

(1) Office buildings.

(2) Banks and pharmacies without drive-through windows.

(3) Religious uses.

(4) Funeral homes.

(5) Restaurants, without drive-through windows.

(6) Medical service facilities.

(7) Retail businesses, with any single business not to exceed 6,000 square feet of gross space. Drive-through windows or gas pumps are not permitted.

(8) Libraries.

(9) Day-care facilities.

D. The following structures and uses may be permitted, subject to the application for and issuance of a special permit, as provided in § 285—39 of this chapter.

(1) Banks and pharmacies with drive-through windows.

(2) Dwelling units, not to exceed seven units per acre and subject to site plan approval, as well.

(3) Athletic clubs.

(4) Facilities for the delivery of natural gas service other than containerized natural gas, to the local community, except storage of heavy equipment yards. Such facilities shall not include those designed for exploration for natural gas deposits, extraction of same

from the earth or activities related thereto.

(5) Facilities necessary for the provision of electrical service to the local community, except storage or heavy equipment yards.

(6) Facilities, other than towers, necessary for the provision of telephone service to the local community, except storage or heavy equipment yards.

(7) Facilities, other than towers, for the provision of cable television service to the local community, except storage or heavy equipment yards.

(8) Convenience stores, with or without motor vehicle fuel service facilities, subject to the additional requirements and criteria set forth in § 285-26 of this chapter.

E. Existing structures and uses may be continued, expanded or upgraded, provided that all of the following criteria are satisfied:

(1) There is no change in the use of the structure.

(2) Alterations to a structure are consistent with the design of the original structure.

(3) No nonconforming use or structure is expanded except in accordance with § 285-27 of this chapter.

F. Lot and building requirements.

(1) Maximum building height: 35 feet, except as provided in § 285-30.

(2) Maximum building size: 6,000 square feet of gross floor area.

(3) Maximum lot coverage: 30%.

(4) Minimum front yard: 35 feet.

(5) Minimum rear yard: 35 feet.

(6) Minimum side yard: 20 feet.

(7) Minimum side yard at district boundaries: 50 feet.

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