

**TOWN OF AUGUSTA ZONING ORDINANCE AS AMENDED**

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**SCHEDULE 1 - USE CONTROLS**

<b>DISTRICTS</b>	<b><u>USES</u> <u>PURPOSE</u></b>	<b><u>PERMITTED</u> <u>PRINCIPAL</u></b>
<b>A-1 Agricultural</b>	To delineate those areas of the Town that are predominantly rural undeveloped or in agricultural use.	Agriculture, dairying, forestry, general farming, greenhouses, horticulture, livestock raising, truck farming. Single family Dwellings. Public parks. Factory manufactured homes.  ***** Individual mobile homes and mobile home parks - special use
<b>R-1 Residential</b>	To delineate those areas of the Town which are predominantly rural and which can be developed at low densities in accordance with the General Plan.	Single family dwelling Churches and similar places of worship. Public parks. Two family owner occupied dwellings.  ***** Individual mobile homes
<b>R-2 Residential</b>	To delineate those areas of the Town which are predominantly rural and which can be developed at low densities in accordance with the General Plan. The R-2 zone is somewhat less restrictive than the R-1 Zone.	All principal uses permitted in the R-1 District. Livestock raising for domestic home use.
<b>I-1 Industrial</b>	To delineate areas best suited for industrial development because of location, topography, existing facilities and relationship to other land uses.	1. Any manufacturing, assembly or other industrial or research operation meeting the requirement of the performance standards of this ordinance. Farm, farm uses and customary farm occupation. Warehouse for enclosed storage of goods and materials, distribution plants, wholesale business. 2. Lumber yard and similar storage yard. 3. Essential Services.

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- I-2 Industrial** To delineate those areas of the Town best suited for the extraction of natural mineral deposits and resources from the ground, and for industrial processes necessary for the extraction and processing of such natural mineral resources, by reason of location, existing facilities in relationship to other existing land uses.
- The extraction of natural mineral deposits and resources from the ground, together with all related industrial processes necessary for the extraction and processing of such natural mineral resources.
- \*\*\*\* As amended by Local Law #2 8/22/89
- C-1 Commercial** To delineate areas where shopping, recreation and cultural facilities are provided.
- Retail uses including Food: stores, liquor stores, drug stores, cigar stores, dry goods and variety stores, wearing apparel and accessory stores, tailors and dressmakers, sporting and athletic goods stores, furniture, home furnishings and equipment stores, hardware stores and locksmiths, electrical appliance sales and repair stores, book and stationery stores.
- Service uses including: Eating and drinking places, hotels and motels, barber shops and beauty parlors, shoeshine and repair shops, hand or automatic laundries, dry cleaning and clothes pressing establishments, business and professional offices banks and other financial institutions, churches and similar places of worship, funeral parlors.
- Enclosed amusement uses including: theaters, billiard and pool parlors, bowling alleys, other similar uses.

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<b>DISTRICTS</b>	<b><u>PERMITTED ACCESSORY</u></b>	<b><u>SPECIAL</u></b>
<b>A-1 Agricultural</b>	Accessory uses customarily incidental to the principal use. Home occupations. Signs incidental to farming or permitted home occupations.	Golf courses. Sanitary landfill; extraction of stone, sand and gravel. Signs. Travel Trailer Park. Temporary Mobile Homes.
<b>R-1 Residential</b>	Home occupations. Other uses customarily incidental to the principal use. Signs incidental to permitted home occupations.	Unit Development. Senior Citizen Housing, Garden Apartments, Town Housing. Temporary Mobile Homes. <i>GOLF COURSES</i>
<b>R-2 Residential</b>	All accessory uses permitted in R-1 District.	Same as R-1. Mobile Home Parks. **** Outdoor Amusements. Planned Unit Development. Individual Mobile **** homes. Factory manufactured homes. Temporary Mobile Homes. **** <u>AS amended by Local Law # 2 8-22-89</u>
<b>I-1 Industrial</b>	1. Signs 2. Customary accessory uses incidental to a permitted use.	1. Junk yards and automobile wrecking yards. 2. Planned Unit Development. 3. Travel Trailer Campgrounds.
<b>I-2 Industrial</b>	Uses customarily incidental to the principal use.	None.
<b>C-1 Commercial</b>	Off street parking. Other accessory uses customarily incidental to the principal use.	Automobile service and repair. Limited light industrial uses when conducted in an enclosed building. Gasoline service station. Planned Unit Development. Replacement of a non-conforming residential structure to its original form in compliance with current New York State Building and Fire Code after destruction by fire or natural disaster temporary mobile homes.

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### PROHIBITED USES

- R- 1                   Junk yards  
Home industries, signs of any  
kind other than "For Sale or Rent"  
medical or psychiatric centers or  
homes, convalescent homes, legal,  
dental or other professional offices.  
\*\*\*\* Individual mobile homes
- R-2                   Commercial Farming, Dog Kennels,  
Junkyards.  
\*\*\*\* Individual mobile homes
- C-1                   Junkyards.  
\*\*\*\* Individual mobile homes  
  
\*\*\*\* As amended by local law #2 8/22/89

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**SCHEDULE II  
MINIMUM LOT AND YARD DIMENSIONS**

<b>DISTRICT</b>	<b>AREA (Sq.Ft.)</b>	<b>AREA PER DWELLING UNIT (Sq. Ft.)</b>
<b>A-1 Agriculture</b>	40,000	40,000
<b>R-1 and R-2 Residential without public water and sewer</b>	40,000	40,000
<b>R-1 and R-2 Residential with public water only</b>	20,000	20,000
<b>R-1 and R-2 Residential with public water and sewer</b>	10,000	10,000
<b>C-1 Commercial</b>	-----	-----
<b>I-1 Industrial</b>	80,000	-----
<b>I-2 Industrial</b>	80,000	-----
<b>DISTRICT</b>	<b>WIDTH (Feet)</b>	<b>DEPTH (Feet)</b>
<b>A-1 Agriculture</b>	150	200
<b>R-1 and R-2 Residential without public water and sewer</b>	150	200
<b>R-1 and R-2 Residential with public water only</b>	100	150

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<b>R-1 and R-2 Residential with public water and sewer</b>	80		100
<b>C-1 Commercial</b>	-----		-----
<b>I-1 Industrial</b>	50		-----
<b>I-2 Industrial</b>	50		-----
<b>DISTRICT</b>	<b>FRONT YARD (Feet)</b>	<b>SIDE YARD ONE/BOTH (Feet)</b>	<b>REAR YARD (Feet)</b>
<b>A-1 Agriculture</b>	50	25/50	80
<b>R-1 and R-2 Residential without public water and sewer</b>	40	25/50	60
<b>R-1 and R-2 Residential with public water only</b>	30	15/30	50
<b>R-1 and R-2 Residential with public water and sewer</b>	25	10/20	30
<b>C-1 Commercial</b>	5	None but at least 25 10 if provided	
<b>I-1 Industrial</b>	40	25/30	60
<b>I-2 Industrial</b>	40	25/30	60

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<b>DISTRICT</b>	<b>MAXIMUM HEIGHT OF BUILDINGS (Feet/Stories)</b>	<b>MAXIMUM LOT COVERAGE (Percent)</b>
<b>R-1 Agriculture</b>	35/ 2 & 1/2	10
<b>R-1 and R-2 Residential without public water and sewer</b>	35/ 2 & 1/2	10
<b>R-1 and R-2 Residential with public water only</b>	35/ 2 & 1/2	15
<b>R-1 and R-2 Residential with public water and sewer</b>	35/ 2 & 1/2	20
<b>C-1 Commercial</b>	35/ 2 & 1/2	75
<b>I-1 Industrial</b>	40/ 2	20
<b>I-2 Industrial</b>	40/ 2	20

AMENDMENT TO THE  
TOWN OF AUGUSTA  
ZONING ORDINANCE

AS AMENDED BY RECOMMENDATION  
OF THE ONEIDA COUNTY DEPARTMENT OF PLANNING  
GENERAL MUNICIPAL LAW, SECTIONS 239-1, -M, OR -N  
REFERRAL NUMBER OC 239-12-221

DATED DECEMBER 21, 2012

PASSED BY TOWN BOARD DECEMBER 9, 1997

JULY 3, 2013



Please place this document with the Town of Augusta Zoning Ordinance as Amended by Resolution #3 of 1986, January 14, 1986, Also as amended by Local Law #2 of 1989, August 22, 1989, Also as amended by resolution #14 1998 June 9, 1998.

Page 9. **Article 3** 3.10 **Establishment of Districts** – Remove I-1 Industrial District and I-2-Industrial District

Page 54 – **Schedule 1** – USE Controls – Remove I-1 Industrial paragraphs including Purpose and Permitted Principle

Page 55– **Schedule 1** – USE Controls – Remove I-2 Industrial paragraphs including Purpose and Permitted Principle

Page 56– **Schedule 1** – Permitted Accessory and Special– Remove I-1 and I-2 Industrial paragraphs

Page 58, 59, 60 – **Schedule 11** – Minimum Lot and Yard Dimensions-Remove reference to I-1 Industrial and I-2 Industrial including Width, Depth, Front Yard, Side Yard, Rear Yard, Maximum Height and Maximum Lot.

The removal of all mention of I-1 and I-2 has been removed in the Town maps and should be disregarded in the map legends. Reference to these Industrial Districts can be disregarded in the Town of Augusta Zoning Ordinance.

July 3, 2013