

## CHAPTER 30: ZONING REGULATIONS OF THE TOWN OF CAMILLUS

### ARTICLE I - GENERAL PROVISIONS

#### **Section 100: Title**

This Chapter shall be known and may be cited as the "Zoning Regulations of the Town of Camillus".

#### **Section 101: Authority**

This Chapter is adopted pursuant to the authority contained in Article 16 of the Town Law of New York State.

#### **Section 102: Purpose**

The Town Board of the Town of Camillus deems it necessary for the promotion of health, safety and the general welfare of the Town to regulate and restrict the use of land and the placement of improvements upon it. In pursuance thereof, districts have been created and the following regulations are hereby adopted and no building, structure or lot shall hereafter be used or occupied and no building or structure shall hereafter be erected or altered unless it is in conformity with all of the regulations herein specified for the district in which it is located.

### ARTICLE II - BASIC DEFINITIONS

#### **Section 200: Word Usage**

A. Unless a contrary intention clearly appears, the following words and phrases shall have the meanings hereinafter set forth:

1. The term "shall" is mandatory.
2. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be occupied."

B. Basic Definitions:

1. Block -- A unit of land bounded by streets or by a combination of streets and public land, railroad right of way, waterways or any other barrier to the continuity of development.
2. Building -- A structure designed to be used as a place of occupancy, storage or shelter and which is enclosed on all sides.
3. Building, Accessory -- A building which is occupied or devoted to a use incidental to the principal use and is not attached to the principal building by an enclosed structure.
4. Building, Principal -- The primary building on a lot which houses the principal use.

retail.

A7. Non-residential Television Reception Only Satellite Dish Antennas, Ground mounted -- Ground-mounted television reception only satellite dish antennas are permitted in non-residential districts; however, these installations require site plan approval and must comply with all appropriate district regulations.

A8. Non-residential Television Reception Only Satellite Dish Antennas, Roof mounted -- Roof-mounted television reception only satellite dish antennas are permitted in non-residential districts and are not subject to site plan approval.

### **Section 405: Prohibited Uses**

A. The following uses are specifically prohibited as a principal or an accessory use in all districts:

1. Rendering plant
2. Junk yard
3. Automobile grave yard
4. The manufacture, handling, sale or distribution of any highly combustible or explosive materials including but not limited to such things as the manufacture or bulk storage of fire works; however, the retail sale of liquid propane tanks of twenty pound capacity or less is allowed.
5. The exploration of land for natural gas by horizontal drilling and hydraulic fracturing.

B. Slaughterhouses are specifically prohibited as a principal and an accessory use in all districts; however, it is allowed as an accessory use to an agricultural use.

C. The storage of crude oil or any of its volatile products or other highly inflammable liquids in above ground tanks is specifically prohibited as a principal and accessory use in all districts. However, this use is allowed as an accessory use for on site use as a heating fuel or for any commercial activity provided that its purpose is to facilitate the operational convenience of the principal use.

D. A vehicle which does not qualify as a manufactured home and which was originally intended to be used as a means of conveyance either as a motor vehicle or attached to or hauled by a motor vehicle, may not be used as a residence.

E. The harboring of animals, other than dogs or cats, is prohibited upon a parcel less than three acres. However, pet animals of any species may be kept provided that such animal is housed at all times within a principal building.

F. The uses allowed in the Planned Residential Treatment Facility District as provided for in Section 504 are prohibited in all other districts.

§801 (C) – Amended to read as stated, LL #3-07  
§405 – Extend Windmill Moratorium, LL #6-07  
§1205 (B) – Add the following to the end of the existing sentence: “and shall include a Storm Water Pollution Prevention Plan prepared in accordance with Article VI of Chapter 26”, LL#10-01  
§816-Exceptions – new section created, LL#11-2007  
§1303-Amended to add new subdivision I – Windmills, LL#16-2007  
§1503 (Y)-zone changes to PUD for properties on Hinsdale & Bennett Road, LL#20-2007  
§1503 (Z)-zoning classification of TM#012.-01-02.0 at 3475 Warners Road is changed from R3 to LBO, LL#9-2008  
§1503 (AA)- zoning classification of the tax map parcel #s 015.-01-12.1 & 015.-01-13, from R3 to R4 LL#10-2008  
§602- restate 3rd sentence to change “such an open porch may...” to “such an open porch shall...”, LL#11-2008  
§1503 (BB)- The zoning classification of tax map parcel #037.-02-01.0, 49 Elm Hill Way is changed from LBO to R3, LL#15-2008  
§1205 (E)-New paragraph #4 re-park land fees for apartments, LL#18-2008  
§802(K)-updated to include subdivision construction signs, LL#7-2009  
§1503 (CC) through (LL)-to bring in conformance with the Comprehensive Plan, LL#18-2009  
§405 (A) – New paragraph 5 prohibiting horizontal drilling & hydraulic fracturing, LL#2-1010  
§1503 (MM)- #005.-03-08.1, 005.-03-08.0/1, and 005.-03-09.0, also known as 6429, 6421, & 6415 Newport Road, changed from R3 to LBO, LL#6-2010  
Table of Land Uses By Zoning District-allow P35-Light Industrial Use in LBO District by special permit from the ZBA, LL#7-2010  
§1303 (J)-requirements for P35-Light Industrial Use in an LBO by Special Permit, LL#8-2010  
§402 – New Principal Use P38-Excavation Mining, LL#12-2010  
Table of Land Uses – new item P28-Excavation Mining, LL#13-2010  
§1303 (K)-requirements for P38-Excavation Mining in Industrial Zone by Special Permit, LL#14-2010  
§1205(E)(4)-increase parkland fees to \$500, LL#15-2010  
§1503 (NN) – TM#s 035.-05-25.2 & 035.-05-26.0, also known as 5318 and 5320 West Genesee Street, changed from LBO to C1, LL#11-2011