

**Town of Ontario  
SCHEDULE II  
AREA BULK REGULATIONS<sup>a</sup>  
(Reference: § 150-27)  
(See footnotes at end of schedule.)**

District	Land Use	Minimum Lot Area (square feet)		Minimum Lot Width (feet)		Minimum Yard Setback Width (feet)				Maximum Height (feet)	Maximum Coverage	Minimum Structure Size (square feet)	Multifamily multistory 1st Flr/Unit Minimum (square feet)
		Septic	Sewer	Without Sewer	With Sewer	Front <sup>b*</sup>	Side <sup>k</sup>		Rear <sup>k</sup>				
							One	Total					
R1 Rural	1-family and other (Schedule I)	1.25 acres / dwelling w/ minimum 35,000 Sq.Ft Lot (Reference footnote m)	1.25 acres / dwelling w/ minimum 35,000 Sq.Ft Lot (Reference footnote m)	125	125	60 <sup>b</sup>	20	40	40 <sup>k</sup>	36 <sup>c</sup>	20%	1,200 plus 1-car garage	700 1st floor/ Total of 1,200
R2 Rural	1-family and other (Schedule I)	35,000	28,000	125	125	60 <sup>b</sup>	20	40	40 <sup>k</sup>	36 <sup>c</sup>	20%	1,200 plus 1-car garage	700 1st floor/ Total of 1,200
SR Suburban Residential	1-family	22,500	18,000	125 <sup>d</sup>	100	60 <sup>b</sup>	12	32	40 <sup>k</sup>	36 <sup>c</sup>	20%	1,100 plus 1-car garage	700 1st floor/ Total of 1,100
	Other uses (Schedule I)	22,500	18,000	125	100	60 <sup>b</sup>	12	32	40 <sup>k</sup>	36 <sup>c</sup>	20%		
UR Urban Residential	1 Family	22,500	18,000	125 <sup>d</sup>	100	60 <sup>b</sup>	12	32	40 <sup>k</sup>	36 <sup>c</sup>	20%	1,050 plus 1-car garage	700 1st floor/ Total of 1,050
	2-Family	22,500	22,500	125	100	60 <sup>b</sup>	15	42	40 <sup>k</sup>	36 <sup>c</sup>	20%	1-car garage per unit	800 per unit
	Multifamily	22,500 plus 5,000 per d.u. greater than 2	22,500 plus 5,000 per d.u. greater than 2	250 plus 20 per d.u. greater than 2	200 plus 10 per d.u. greater than 2	60 plus 1 per d.u. greater than 2	15 plus 1 per d.u. greater than 2	42 plus 1 per d.u. greater than 2	40 <sup>k</sup>	36 <sup>c</sup>	20%		800 per unit
	Other Uses (Schedule I)	18,000	18,000	125	100	60			40 <sup>k</sup>	36 <sup>c</sup>	30%		

Abbreviations: d.u. = dwelling unit.

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Notes: See end of Schedule II for footnotes

One acre = 43,560 square feet.

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		Septic	Sewer	Without Sewer	With Sewer	Front <sup>b*</sup>	Side <sup>k</sup>		Rear <sup>k</sup>				
							One	Total					
B and BT Business and Business Transitional	1-Family	22,500	18,000	125	100	60 <sup>b</sup>	12	32	40	36 <sup>c</sup>	20%	1,050	700 1st floor/ Total of 1,050
	2-Family	22,500	22,500	150	125	60 <sup>b</sup>	15	42	40	36 <sup>c</sup>	20%	1-car garage per unit	800 per unit
	Multifamily	40,000, plus 5,000 per d.u. greater than 2	22,500 plus 5,000 per d.u. greater than 2	150 plus 20 per d.u. greater than 2	125 plus 10 per d.u. greater than 2	60 plus 1 per d.u. greater than 2 <sup>b</sup>	15 plus 1 per d.u. greater than 2	42	40	36 <sup>c</sup>	20%		800 per unit
	Business and other (Schedule I)	22,500	22,500	150 <sup>f</sup>	150	75 <sup>e</sup>	25 <sup>h</sup>	50	20	36 <sup>c</sup>	40% <sup>i</sup>	1,000	
I Industrial all Uses (Public Utility and Adult Entertainment)	Schedule I	N/P	43,560	125	125	50 <sup>e</sup>	15	42	40	50	50%	1,000	

Abbreviations: d.u. = dwelling unit.

Notes: See end of Schedule II for footnotes.

One acre = 43,560 square feet.

**Town of Ontario**  
**Schedule II Footnotes**

<sup>a</sup> When the general requirements of Schedule II are inconsistent with specific provisions set forth in the special conditions and special permits provisions of Article VII of this chapter, such specific provisions shall take precedence.

<sup>b</sup> All subdivision roads shall have a fifty-foot front yard setback. Front yard setback for all residential lots on Lake Road shall be 75 feet. All town, state and county roads, excluding subdivision roads, shall have a minimum of a sixty-foot setback.

<sup>\*</sup> If the front setback is 50 feet for a residential property, for which a building permit was issued prior to July 10, 1996, a fifty-foot setback may be used for an addition to a residential structure in any district. **[Added 11-24-1997 by L.L. No. 5-1997]**

<sup>c</sup> For each foot of height in excess of 36 feet, increase the total width of side yards by five feet and increase front yard width by two feet.

<sup>d</sup> When the applicant can provide engineering data to demonstrate that existing soil conditions on any lot are adequate to produce acceptable percolation tests, in accordance with percolation standards of the New York State Department of Health, the minimum lot may be reduced to 100 feet.

<sup>e</sup> In areas that do not have public sewers, the minimum lot width required is 250 feet regardless of the number of dwelling units constructed. In areas with public sewers, the minimum required lot width is 200 feet.

<sup>f</sup> Minimum lot area and lot width will also be subject to the New York State Department of Health requirements for sewage disposal systems and the off-street parking requirements of this chapter.

<sup>g</sup> The front yard area may be used for off-street parking, but no such parking shall be located less than 15 feet from the street property line and/or right-of-way. A fifteen-foot green space is required running parallel and contiguous with the road. See § 150-38B(1)(i).

<sup>h</sup> When a side yard abuts a residential district, such side yard shall be the same width as that of the abutting residential district and shall be landscaped.

<sup>i</sup> For each foot of height in excess of 40 feet, increase the total width of side yards by three feet.

<sup>j</sup> Maximum coverage is 40% for any structure used wholly or in part for residential purposes.

<sup>k</sup> 1. For purposes of this chapter, the lakeside of lots located on Lake Ontario shall be considered the rear yard and shall be 50 feet in depth or 20 times the average annual erosion rate, as determined by NYSDEC, whichever is greater.

2. Patios, decks, pools and unenclosed porches may extend into rear and side yards, but no such structure shall be located less than 10 feet from any property line.

<sup>m</sup> From the area to be developed shall be subtracted non-buildable areas including streams, ponds and other watercourses; wetlands; floodplains; and steep slopes with a 15% or greater grade, to arrive at the total buildable area. The density of such total buildable area shall be at the rate of one dwelling per 1.25 acres. Each lot shall be a minimum of

35,000 square feet. The remaining area of the development shall be comprised of roads, other infrastructure and/or open space. **[Amended xx-xx-2007 by L.L. No. 1-2007]**

**TOWN OF ONTARIO**  
**SCHEDULE II: Area Bulk Regulations**