

LOCAL LAW NO. 2 OF THE YEAR 2026

**Village of Camden
Oneida County, New York**

A Local Law Amending Chapter 150 of the Village Code

BE IT ENACTED, by the Village Board of the Village of Camden, County of Oneida, State of New York, as follows:

Section 1. Purpose

This Local Law is to amend Chapter 150 of the Village Code of the Village of Camden to update the Definitions, Area Regulations, and Zoning Schedule of the Village Code by modernizing terminology, remove outdated parcel size thresholds, and align with broader land use standards. The revised language supports the Village's Comprehensive Plan which prioritizes the transition of land toward future housing development and reinforces its long-term planning goals and ensures consistency in land use decisions.

Section 2. Authority

This local law is adopted pursuant to the authority granted under Section 10 of the Municipal Home Rule Law and Section 7-706 of the Village Law of the State of New York.

Section 3. Amendments

Section 150-3. Definitions; word usage.

Article I, §150-3 is hereby amended as follows:

The term FARM is removed and replaced with AGRICULTURAL with an updated definition –

AGRICULTURAL – The use of land, buildings, or structures for the cultivation of soil, production of crops, and raising of livestock for food, fiber, fuel, or other marketable products.

The following terms are added –

RECREATION CENTER – A facility operated by a public or nonprofit entity that provides structured or unstructured recreational, educational, or social activities for community members. Such facilities may include indoor or outdoor spaces designed for physical fitness, sports, arts, cultural programming, youth development, senior services, or general community engagement.

AUTO/TRUCK REPAIR SHOP – A facility, whether principal or accessory, engaged in the maintenance, servicing, or mechanical repair of automobiles, trucks, or similar motor vehicles. This includes but is not limited to engine diagnostics, brake and suspension work, transmission repair, oil changes, tire services, exhaust system repairs, and similar mechanical or electrical work.

SHORT TERM RENTAL – As defined in New York Real Property Law §447-a, i.e., “an entire dwelling unit, or a room, group of rooms, or other living or sleeping space within a dwelling, made available for rent by guests for less than thirty consecutive days, where the unit is offered for tourists or transient use by the short term rental host of the residential unit, and where such unit is located in a covered jurisdiction.” Such Short Term Rentals shall be regulated under New York State Real Property Law, Article 12-D, entitled “Short Term Rental Units.”

SOLAR/BATTERY STORAGE FARM – A facility designed for the generation, storage, and/or dispatch of electrical energy using photovoltaic (PV) solar panels and battery energy storage systems (BESS).

SOLAR/RESIDENTIAL PV ARRAY – A renewable energy system composed of photovoltaic panels and associated equipment installed on a residential property for the primary purpose of generating electricity to serve the on-site dwelling.

SENIOR HOUSING/55 OR OLDER – Senior housing for those 55 or older is legally defined under the Housing for Older Persons Act (HOPA), which provides an exemption from familial status discrimination under the Fair Housing Act.

HAIR SALON/BARBER SHOP – A personal service establishment offering hair grooming services to the public.

CHARGING STATION – A facility or device designed to supply electric energy for the recharging of batteries in electric motor vehicles. They include associated equipment such as charging cables, connectors, control systems, and signage.

STORAGE UNITS/MULTI – A commercial property designed to house multiple individual storage spaces—such as rooms, lockers, or garage-style units—that are rented separately to individuals or businesses for storing personal belongings, inventory, equipment, or vehicles.

GREEN SPACE – The portion of a lot left unbuilt and permeable – typically landscaped with grass, trees, or gardens.

The definition for DWELLING, MULTIPLE, is amended as follows:

- (1) A building containing not more than six dwelling units.
- (2) A building containing living, sanitary and sleeping facilities occupied by one or two families and more than four lodgers residing with either one of such families.

- (3) A building with one or more sleeping rooms, other than a one- or two-family dwelling, used or occupied by permanent or transient paying guests or tenants
- (4) A building with sleeping accommodations for more than five persons used or occupied as a club, dormitory, fraternity or sorority house, or for similar uses.
- (5) A building used or occupied as an old-age home.
- (6) A community residence.

Section 150-4 Establishment of districts; boundaries

Article II, §150-4 is hereby amended as follows:

Paragraphs (1) and (2) of Section 150-4 (A) regarding R-100 and R-60 Districts are amended to read as follows:

(1) The R-100 District is established to recognize and preserve the character of existing large-lot residential development within a traditional village setting. It is intended to promote the continuation and orderly development of such residential uses in a manner consistent with the scale, density, and rural character of the community. To maintain this character, each lot shall contain no more than one principal residential building. A building containing not more than six dwelling units may be permitted only if all applicable lot area, frontage, setback, coverage, parking, green space, and infrastructure requirements are fully met. Special use permit is required for buildings containing more than two dwelling units.

(2) R-60 District is established to support moderate-lot residential development within Camden's traditional village framework. It is intended to promote the continuation and orderly development of single- and two-family dwelling units in a manner consistent with the scale, density, and character of the surrounding neighborhood. To preserve this intent, each lot shall contain no more than one principal building containing one or two single dwelling units, and all applicable lot area, frontage, setback, coverage, green space, parking and infrastructure requirements must be met.

Article III, District Regulations

Zoning Schedule A in Article III is amended as follows:

Zoning Schedule A

| | R-100 | R-60 | RT | VC | HC | M |
|------------------------------|-------|------|-----|-----|-----|-----|
| Accessory Apartment | P | P | P | --- | --- | --- |
| Agricultural / Farm | --- | --- | --- | --- | --- | --- |
| Auto / Truck Repair Shop | --- | --- | --- | --- | P | P |
| Boarding house/rooming house | P | P | P | --- | P | --- |
| Bulk Storage | --- | --- | --- | --- | --- | P |
| Bed-and-Breakfast Dwelling | P | P | P | P | P | --- |
| Campground | P | --- | --- | --- | --- | --- |
| Commercial Charging Station | --- | --- | --- | P | P | P |

| | | | | | | |
|---|-----|-----|-----|------|-----|-----|
| Community Center | P | P | P | P | --- | --- |
| Dwelling Attached | P | --- | --- | --- | P | P |
| Dwelling, one family | X | X | X | P** | --- | --- |
| Dwelling, two family | X | X | X | P** | --- | --- |
| Dwelling, multiple/ not more than 6 Units | P | --- | P | P | P | P |
| Educational Institution | --- | --- | P | P* | P | P |
| Essential Facilities | --- | --- | --- | P | P | P |
| Fraternal club/social club/lodge | --- | --- | --- | P | P | P |
| Funeral Home | --- | --- | P | --- | P | --- |
| Garage, public | --- | --- | --- | --- | P | P |
| Hair Salon/ Barber | P | P | P | P | --- | --- |
| Home occupation / Business | P | P | P | --- | --- | --- |
| Hospital /infirmary | --- | --- | --- | --- | P | P |
| Hotel Motel | --- | --- | --- | P | P | P |
| Library, public | --- | P | P | --- | P | --- |
| Laundry / drycleaning | --- | --- | --- | --- | P | P |
| Mail order business | --- | --- | --- | P | P | P |
| Manufacturing | --- | --- | --- | --- | --- | P |
| Nursing Home | P | --- | --- | --- | P | --- |
| Office Space | --- | --- | P | P | P | P |
| Park / Playground | P | P | P | P | P | --- |
| Printing Business | --- | --- | --- | P | P | P |
| Recreational Center | P | P | --- | --- | --- | --- |
| Religious institution | P | P | P | P | P | --- |
| Research laboratory | --- | --- | --- | --- | P | P |
| Restaurant | --- | --- | --- | P | P | P |
| Restaurant, drive-thru | --- | --- | --- | --- | P | P |
| Retail Gasoline/ Convenient store | --- | --- | --- | P*** | P | P |
| Retail Sales & Service | --- | --- | --- | S | S | P |
| Retail Sales & Service, large product | --- | --- | --- | S | S | P |
| Retail Sales & Service, large facility | --- | --- | --- | --- | S | P |
| Senior Housing/55 or Older | P | --- | --- | --- | P | P |
| Short Term Rental / Air B&B etc. | P | P | P | --- | P | --- |
| Solar / Battery Storage Farm | --- | --- | --- | --- | --- | --- |
| Solar / Residential PV Array | P | P | P | P | P | --- |
| Storage Units/Multi | --- | --- | --- | --- | P | P |
| Studio | --- | --- | --- | P | P | P |
| Theater | --- | --- | --- | P | P | --- |
| Warehousing | --- | --- | --- | P* | P | P |
| Wholesale, trade | --- | --- | --- | --- | P | P |

KEY:

X = Zoning permit required from Zoning Enforcement Officer

S = Site plan review required from Planning Board and zoning permit required from Zoning Enforcement Officer

P = Special use permit required from Planning Board and zoning permit required from Zoning Enforcement Officer
— = Prohibited in this district

Section 150-9 Area Regulations

Article IV, §150-9 is hereby amended as follows:

Paragraph “B” of Section 150-9 is amended to read as follows:

- B. More than one permanent building on a single lot shall be prohibited. Building must independently meet all applicable district standards including minimum lot area, yard setbacks, green space, and required street frontage as if situated on a separate conforming lot.

Section 150-26 Nonconforming uses of land or structures

Article VI, §150-26 is hereby amended as follows:

Paragraph “C” is added to read as follows:

- C. Properties previously operating under the “Farm” designation retain their status as legal nonconforming uses. These uses may continue as previously allowed, but expansion beyond the scope of existing land use is not permitted.

Section 3. Severability

If the provisions of this article or the application thereof to any person or circumstance is held invalid, the remainder of this chapter and the application of such provisions to other persons and circumstances shall not be rendered invalid thereby.

Section 4. When Effective

This Local Law shall take effect immediately upon filing in the office of the Secretary of State.