

Chapter 150

ZONING

ARTICLE I General Provisions

- § 150-1. Title.
- § 150-2. Purpose.
- § 150-3. Definitions; word usage.

ARTICLE II Districts and Boundaries

- § 150-4. Establishment of districts; boundaries.
- § 150-5. Interpretation of district boundaries.
- § 150-6. Application of regulations.

ARTICLE III District Regulations

- § 150-7. Zoning permits.
- § 150-8. Certificates of compliance.

ARTICLE IV Additional Area, Height and District Boundary Regulations

- § 150-9. Area regulations.
- § 150-10. Height regulations.
- § 150-11. Additional requirements at district boundaries.
- § 150-12. Access to improved street.
- § 150-13. Multiple dwelling units.
- § 150-14. Accessory apartments.
- § 150-15. Accessory uses and structures.
- § 150-16. Commercial excavation.
- § 150-17. Dumps and junkyards.
- § 150-18. Village Center (VC) District design standards.
- § 150-19. Signs.

ARTICLE V Off-Street Parking and Loading Regulations

- § 150-20. General parking requirements.
- § 150-21. Specific parking requirements.
- § 150-22. Off-street loading facilities.

ARTICLE VI Nonconformities

- § 150-23. Intent.
- § 150-24. Nonconforming lots.
- § 150-25. Nonconforming structures.
- § 150-26. Nonconforming uses of land or structures.
- § 150-27. Nonconforming uses or structures reconstructed.
- § 150-28. Nonconforming uses and structures damaged or destroyed.
- § 150-29. Nonconforming multiple dwellings and nonresidential uses.

ARTICLE VII Administration

- § 150-30. Zoning Enforcement Officer.
- § 150-31. Zoning permits.
- § 150-32. Certificate of compliance required.
- § 150-33. Notice of violations.
- § 150-34. Establishment of Board of Appeals.
- § 150-35. Powers and duties of the Board of Appeals.
- § 150-36. Procedure before the Board of Appeals.

§ 150-1

CAMDEN CODE

§ 150-2

§ 150-37. Site plan reviews.

§ 150-40. Referral of amendments.

§ 150-38. Special use permits.

ARTICLE IX
Penalties

ARTICLE VIII
Amendments

§ 150-41. Penalties.

§ 150-39. Authorization of Village
Board.

§ 150-42. Effective date.

Zoning Map

[HISTORY: Adopted by the Board of Trustees of the Village of Camden 2-7-1977 as Ch. 30 of the 1977 Code; amended in its entirety 12-11-2018 by L.L. No. 2-2018. Amendments noted where applicable.]

GENERAL REFERENCES

Publication of zoning amendments — See Ch. 24.
Building construction — See Ch. 66.
Flood damage prevention — See Ch. 83.

Mobile homes — See Ch. 94.
Subdivision of land — See Ch. 130.
Swimming pools — See Ch. 133.

ARTICLE I
General Provisions

§ 150-1. Title.

This chapter shall be known and may be cited as "The Village of Camden Zoning Law."

§ 150-2. Purpose.

This chapter is enacted for the following purposes:

- A. To lessen congestion in the streets;
- B. To secure safety from fire, flood, panic and other dangers;
- C. To promote health and general welfare;
- D. To provide adequate light and air;
- E. To prevent the overcrowding of land;
- F. To avoid undue concentration of population;
- G. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- H. To conserve the value of buildings;
- I. To encourage the most appropriate use of land throughout the Village;
- J. To avoid the pollution of air and water.

§ 150-3. Definitions; word usage. [Amended 3-10-2026 by L.L. No. 2-2026]**A. Interpretation.**

- (1) Except where specifically defined herein, all words used in this chapter shall carry their customary meanings. Words used in the present tense shall include the future, and the singular includes the plural; the word "shall" is mandatory; "occupied" or "used" shall be considered as though followed by "or intended, arranged or designed to be used or occupied"; and "person" includes individual, partnership, association, corporation, company or organization.
- (2) Any question as to the precise meaning of any word used in this chapter may be appealed to the Zoning Board of Appeals and clarified under their powers of interpretation.

B. Specific terms. As used in this chapter, unless the context or subject matter otherwise requires, the following words shall have the following meanings:

ACCESSORY APARTMENT — An apartment in a one-family dwelling that is clearly subordinate to the primary use of the dwelling as one-family dwelling.

ACCESSORY STRUCTURE — A structure, the use of which is incidental to that of the main building or structure, and which is attached thereto, or is located on the same premises.

ACCESSORY USE — A use, occupancy or tenancy customarily incidental to the principal use or occupancy of a building, structure or lot.

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.

ALLEY — Narrow supplementary thoroughfare for the public use of vehicles or pedestrians, affording access to abutting property.

ALTERATION — Any change, rearrangement, extension or increase in area or height to a building or structure, other than repairs; any modification in construction, or in building equipment.

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.

BED-AND-BREAKFAST DWELLING — Owner-occupied one-family dwelling used for providing overnight accommodations and a morning meal to not more than 10 transient lodgers, containing at least three but not more than five bedrooms for such lodgers.

BOARDINGHOUSE/ROOMING HOUSE — A dwelling or part thereof, in which lodging is provided by the owner or operator to more than three boarders.

BUILDING — A structure wholly or partially enclosed within exterior walls or within exterior and party walls, and a roof, affording shelter to persons, animals or property.

BUILDING HEIGHT — Vertical distance measured from curb or grade level to the highest level of a flat or mansard roof, or to the average height of a pitched, gabled, hip or gambrel roof, excluding bulkheads, penthouses and similar constructions enclosing equipment or stairs, providing they are less than 12 feet in height and do not occupy more than 30% of the area of the roof upon which they are located.

BULK STORAGE — The storage of chemicals, petroleum products and other materials in above-ground containers for subsequent resale to distributors or retail dealers or outlets.

CERTIFICATE OF CONFORMANCE — A certification by the Zoning Enforcement Officer that a lot, structure, or use of land has been developed in conformity with an approved building permit and/or complies with the provisions of this chapter, and may be occupied and used for the purposes specified in such building permit and/or certificate of occupancy.

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.

COMMUNITY CENTER — A place, structure, area or other facility used for and providing religious, fraternal, social and/or recreational programs generally open for the public and designed to accommodate and serve significant segments of the community.

DWELLING UNIT — A complete self-contained residential unit, with living, sleeping, cooking and sanitary facilities within the unit, for use by one family.

DWELLING, ATTACHED — A one-family dwelling unit attached to two or more one-family dwelling units by common vertical walls.

DWELLING, MULTIPLE

- (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 senior housing/55 or older.
- (6) A community residence.

DWELLING, ONE-FAMILY — A building containing only one dwelling unit, and occupied by only one family.

DWELLING, TWO-FAMILY — A building containing only two dwelling units, and occupied by only two families.

EDUCATIONAL INSTITUTION — Any building or part thereof which is designed, constructed or used for education or instruction which meets New York State requirements for primary, secondary or higher education.

ESSENTIAL FACILITIES — The operation or maintenance by municipal agencies or public utilities of telephone dial equipment centers; electrical or gas substations; water treatment, storage and transmission facilities; pumping stations; and similar facilities.

FAMILY — One or more persons occupying a dwelling unit as a single, nonprofit housekeeping unit, who are living together as a bona fide stable and committed living unit, being a traditional family unit or the functional equivalent thereof, exhibiting the generic character of a traditional family.

FRATERNAL CLUB/SOCIAL CLUB/LODGE — A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.

FUNERAL HOME — A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

GARAGE, PRIVATE — A roofed space for the storage of one or more motor vehicles, provided that such space is used only for vehicles owned or leased by the owners or residents of the premises.

GARAGE, PUBLIC — A commercial facility used for the storage, lubricating, washing, servicing, or repair of motor vehicles.

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

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

HOME OCCUPATION

- (1) An occupation or profession which is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit; and is carried on by a member of the family residing in the dwelling unit; and is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and which conforms to the following additional conditions:
 - (a) The occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto.
 - (b) Not more than one person outside the family shall be employed in the home occupation.
 - (c) There shall be no exterior display, nor any exterior sign (except nameplate), no exterior storage of materials and no other exterior indication of the home occupation of variation from the residential character of the principal building.

(d) No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.

- (2) A home occupation includes, but is not limited to art studio; dressmaking; professional office of a physician, dentist, lawyer, engineer, architect, or accountant; beauty parlor — hair styling by appointment only; or musical instruction limited to a single pupil at a time. A home occupation shall not be interpreted to include barber shop, commercial stable or kennel, or restaurant.

HOSPITAL/INFIRMARY — A building or structure for the diagnosis and treatment of human ailments and the furnishing of medical and surgical care.

HOTEL — A building containing primary hotel units, for the purpose of furnishing lodging, with or without meals, for transient occupancy; and with management maintaining a register, and providing daily housekeeping and other incidental services, including desk, telephone, or bellboy services.

LAUNDRY/DRY-CLEANING PLANT — An establishment providing washing and drying services through means other than customer coin-operated washers and dryers, or an establishment providing dry-cleaning services.

LIBRARY, PUBLIC — A public building for the collection, reading, reference and circulation of reading and viewing materials.

LOT — A parcel of land considered as a unit, occupied or capable of being occupied by a structure or use and accessory structures or uses, or by a group of buildings united by a common use or interest; and including such open spaces as are required by this chapter, and having its principal frontage on a public street or an officially approved place.

LOT AREA — The total horizontal area included within lot lines. No part of the area within a public right-of-way may be included in the computation of lot area.

LOT COVERAGE — That portion of the lot that is covered by buildings and structures.

LOT LINE — A line dividing one premises from another, or from a street or other public place.

LOT WIDTH — The distance between side lot lines measured parallel to the front lot line at a distance from the front lot line equal to the front yard specified for the district.

LOT, CORNER — A lot located at the intersection of an fronting on two or more intersecting streets, and having an interior angle at the corner of intersection of less than 135°.

LOT, INTERIOR — A lot other than a corner lot.

LOT, THROUGH — A lot having frontage on two parallel or converging streets other than a corner lot.

MAIL-ORDER BUSINESS — A business establishment that takes mail orders and sends goods by mail.

MANUFACTURING — Any land or structures used for the mechanical or chemical transformation of materials or substances into new products including the assembling of

component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors.

MOTEL — A building or group of buildings, whether detached or in connected units, used as individual sleeping units designed primarily for transient automobile travelers and providing for accessory off-street parking facilities.

NONCONFORMITY — A lot, structure, or use of land which lawfully existed prior to the enactment of this chapter, or conformed to the regulations of the district in which it was located prior to the amendment of this chapter; which does not conform to the regulations of the district in which it is located following the enactment or amendment of this chapter.

NONRESIDENTIAL USE — A use which does not contain a dwelling unit.

NURSING HOME — A facility regulated by the state providing therein nursing care to sick, invalid, infirm, disabled, or convalescent persons, in addition to lodging and board.

OFFICE — A building, or part thereof, used for conducting the affairs of a business, profession, service, industry, or government; and may include accessory services for office workers; and not including the on-premise manufacturing, servicing, storage or distribution of goods or merchandise.

PARK/PLAYGROUND, PUBLIC — Land or structures designed for recreation.

PLANNING BOARD — The Village of Camden Planning Board.

PRINCIPAL STRUCTURE — A structure through which the principal use of the lot on which it is located is conducted.

PRINCIPAL USE — The primary or predominant use of any lot.

PRINTING BUSINESS — A facility for the bulk processing of paper stock into finished printed materials, primarily through the use of letterpress or offset lithography.

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.

RELIGIOUS INSTITUTION — A church, synagogue or temple, including minor accessory uses and parish houses.

RESEARCH LABORATORY — An establishment or other facility for carrying on investigation in the natural, physical or social sciences, or engineering and development as an extension of investigation with the objective of creating end products.

RESIDENTIAL USE — A use containing a dwelling unit.

RESTAURANT — An establishment where food and/or drink is prepared, served and consumed, but not including drive-in restaurant.

RESTAURANT, DRIVE-IN — A restaurant which provides physical facilities which permit the service of customers while remaining in their motor vehicle.

RETAIL GASOLINE OUTLET — Any establishment that sells gasoline to the public. This includes service stations, convenience stores, car washes or any other facility that sells gasoline.

RETAIL SALES AND SERVICE — A commercial facility engaged in the indoor selling of goods or merchandise to the general public for personal or household consumption; or providing indoor retail services or entertainment to the general public such as eating and drinking establishments; finance, real estate and insurance services; personal services; amusement and recreational services; and health, educational and social services. This definition shall not include sales and services as are provided for in "large product retail sales and service," "public garage," or "retail gasoline outlet."

RETAIL SALES AND SERVICE, LARGE FACILITY — A retail sales and service facility of over 60,000 square feet of gross leasable area, planned, constructed and managed as a single retail establishment for the sale of household consumer goods arranged in departments.

RETAIL SALES AND SERVICE, LARGE PRODUCT — A commercial facility including sales or rental of new and used automobiles, trucks, mobile homes, boats, recreational vehicles, and farm implements, including indoor service and repair facilities; tree nurseries and garden shops; and other large items stored either indoors or outdoors for retail sales or rental.

SENIOR HOUSING/55 OR OLDER — Senior housing for those 55 or older is legally defined under the Housing for Older Persons Act (HOPA),¹ which provides an exemption from familial status discrimination under the Fair Housing Act.²

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 30 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."

SIGN, COMMERCIAL — A sign that directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered the premises where the sign is located.

SIGN, FREESTANDING — Any nonmovable sign not affixed to a building.

SIGN, NONCOMMERCIAL — A sign that expresses a personal, political or religious view.

SIGN, PROJECTING — A sign that is wholly or partly dependent upon a building for support and that projects more than 12 inches from such building.

SIGN, SIDEWALK — A movable sign placed on the sidewalk in front of a business.

1. Editor's Note: See 46 U.S.C. § 3601 et seq.

2. Editor's Note: See 42 U.S.C. § 3601 et seq.

SIGN, WALL — A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than 12 inches from such building or structure.

SIGN, WINDOW — A sign attached to, placed upon, or printed on the interior or exterior of a window or door of a structure intended for viewing from the exterior of such building.

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.

SPECIAL USE PERMIT — A permit for special uses which must be approved by the Planning Board prior to the issuance of a building permit by the Zoning Enforcement Officer.

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.

STORY — Portion of a building which is between one floor level and the next higher floor level or the roof. A half-story is that part of a building between a pitched roof and the uppermost full story, and having a floor area at least half as large as the floor below. Space less than five feet clear headroom shall not be considered as floor area for purposes of computing half-stories.

STREET — A thoroughfare dedicated and accepted by a municipality for public use or legally existing on any map of a subdivision filed in the manner provided by law.

STREET LINE — A right-of-way line dividing a lot, plot, or parcel from a street.

STREET, PRIVATE — A private way which affords the principal means of access to abutting property.

STRUCTURAL ALTERATION — Any change in the supporting members of a building.

STRUCTURE — An assembly of materials forming a construction framed of component structural parts for occupancy or use, including buildings.

STUDIO — A building or part thereof used as a place of work by an artist, photographer, or artisan.

THEATER — A building or part thereof devoted to showing motion pictures, or for dramatic, musical or live performances.

USE — The purpose or activity for which land or structures are designed, arranged, or intended, or for which land or structures are occupied or maintained.

VARIANCE — Any departure from the strict letter of this law granted by the Zoning Board of Appeals as it applies to a particular piece of property.

WAREHOUSING — Terminal facilities for handling freight with or without maintenance facilities, and buildings used primarily for the storage of goods and materials.

WHOLESALE TRADE — Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

YARD, FRONT — An open, unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street line and the front line of the main building projected to the side lines of the lot.

YARD, REAR — A space on the same lot with a main building, open and unoccupied except for accessory structures, extending the full width of the lot and situated between the rear line of the main building projected to the side lines of the lot and the rear line of the lot.

YARD, SIDE — An open unoccupied space on the same lot with a main building, situated between the side line of the main building and the adjacent side line of the lot and extending from the front yard to the rear yard.

ZONING BOARD OF APPEALS — A board appointed by the Village Board pursuant to § 7-712 of the Village Law to hear and decide appeals of this chapter.

ZONING ENFORCEMENT OFFICER — The Village official lawfully empowered to enforce this chapter.

ZONING PERMIT — A permit issued by the Zoning Enforcement Officer certifying that all plans for the use and development of land comply with the regulations of this chapter, and granting permission to commence development activities in conformity with the conditions of the approved permit.

ARTICLE II

Districts and Boundaries

§ 150-4. Establishment of districts; boundaries. [Amended 3-10-2026 by L.L. No. 2-2026]

A. Establishment of districts. For the purpose of promoting the public health, safety, morals and general welfare of the community, the Village of Camden is divided into the following districts:

- (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.
 - (3) RT Residential Transition. The purpose and intent of the Residential Transition district is to provide for small-scale commercial and office development in a primarily residential area adjacent to the Village Center district.
 - (4) VC Village Center. The purpose and intent of the Village Center district is to recognize the existence of the traditional central business district of the Village and to encourage harmonious development of land for uses appropriate in this district.
 - (5) HC Highway Commercial. The purpose and intent of the Highway Commercial district is to provide for commercial development which is not appropriate in the Village Center district. These commercial establishments should have nearby access to primary highways and should not encroach on residential neighborhoods.
 - (6) Manufacturing. The purpose and intent of the Manufacturing district is to provide for the continuation and development of wholesale commercial and light industrial uses in a manner that protects the natural environment and is compatible with a village setting.
 - (7) P Park Overlay. The purpose and intent of the Park Overlay is to provide for special sign regulations for the public space of the Camden downtown park.
- B. Zoning Map. The districts are bounded and defined as shown on a map entitled "Official Zoning Map of the Village of Camden, New York," hereinafter called the "Zoning Map," adopted by the Village Board and certified by the Village Clerk, which accompanies and which, with all explanatory matter hereon, is hereby made a part of this chapter.³

3. Editor's Note: The Zoning Map is on file in the Village offices.

§ 150-5. Interpretation of district boundaries.

Where uncertainty exists with respect to the boundaries of any of the districts on the Zoning Map, the following rules shall apply:

- A. Where district boundaries approximately follow the center lines of streets or highways, street lines or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be such boundaries.
- B. Where district boundaries approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- C. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main track of such railroad.
- D. Where the boundary of a district follows a stream or other body of water, such boundary line shall be deemed to be located at the center line of the stream or body of water, or in the event such a stream or other body of water constitutes a boundary of the Village of Camden, then to the limit of the jurisdiction of the Village of Camden, unless otherwise indicated.

§ 150-6. Application of regulations.

Except as hereinafter otherwise provided:

- A. No structure shall be erected, constructed, reconstructed or altered, and no land or structure or part thereof shall be used for any purpose or in any manner except as is hereinafter specifically permitted for the district in which such land or structure is located, or is a use so similar in nature to one of the enumerated permitted uses as to comply with the purpose and intent of this chapter after approval of the Board of Appeals as hereinafter provided.
- B. No structure shall be erected, constructed, reconstructed or altered, nor shall any open space surrounding any structure be encroached upon or reduced in any manner, except in conformity to the yard, lot area and structure location regulations hereinafter designated for the district in which such structure or open space is located.
- C. No yard or other open space provided about any structure for the purposes of complying with the provisions of this chapter shall be considered as providing a yard or open space for any other structure, and no yard or open space on one lot shall be considered as providing a yard or open space for a structure on any other lot.

**ARTICLE III
District Regulations**

§ 150-7. Zoning permits.

Prior to the issuance of a zoning permit or special use permit for any use of land or structures pursuant to this chapter, such proposed use of land and structures shall conform to the

requirements of Schedule A and Schedule B of this article for the district in which the use of land or structures is located, except as provided for in Article VII of this chapter.

§ 150-8. Certificates of compliance. [Amended 3-10-2026 by L.L. No. 2-2026]

Prior to the issuance of a certificate of compliance of any use of land or structures pursuant to this chapter, such use of land and structures shall conform to the requirements of Schedule A and Schedule B of this article for the district in which the use of land or structures is located, except as provided for in Article VII of this chapter.

Zoning Schedule A						
	R-100	R-60	RT	VC	HC	M
Accessory apartment	P	P	P	—	—	—
Agricultural/farm	—	—	—	—	—	—
Auto/truck repair shop	—	—	—	—	P	P
Boardinghouse/rooming house	P	P	P	—	P	—
Bulk storage	—	—	—	—	—	P
Bed-and-breakfast dwelling	P	P	P	P	P	—
Campground	—	—	—	—	—	—
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/no 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	P	P	P	—	—	—
Hospital/infirmarary	—	—	—	—	P	P
Hotel/motel	—	—	—	P	P	P
Library, public	—	P	P	—	P	—
Laundry, dry-cleaning plant	—	—	—	—	P	P
Mail order business	—	—	—	P	P	P
Manufacturing	—	—	—	—	—	P

Zoning Schedule A

	R-100	R-60	RT	VC	HC	M
Nursing home	P	—	—	—	P	—
Office	—	—	P	P	P	P
Park/playground	P	P	P	P	P	—
Printing business	—	—	—	P	P	P
Recreation center	P	P	—	—	—	—
Religious institution	P	P	P	P	P	—
Research laboratory	—	—	—	—	P	P
Restaurant	—	—	—	P	P	P
Restaurant, drive-in	—	—	—	—	P	P
Retail gasoline/convenient store	—	—	—	P***	P	P
Retail sales and service	—	—	—	S	S	P
Retail sales and service, large product	—	—	—	S	S	P
Retail sales and 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

* Accessory use only

** Upper floors only

*** South of Mexico Street and/or Miner Avenue only

Zoning Schedule B

	R-100	R-60	RT	VC	HC	M
Lot area minimum (square feet):						
One-family dwelling	12,500	7,500	7,500	—	15,000	15,000
Two-family dwelling	—	8,000	8,000	—	15,000	15,000
Multiple dwelling	20,000	20,000	10,000	—	15,000	15,000
Nonresidential uses	20,000	20,000	10,000	—	15,000	15,000
Lot width minimum (feet)						
Residential uses	100	60	75	—	150	150
Multiple dwelling	100	100	75	—	150	150
Nonresidential uses	150	150	100	—	150	150
Lot coverage maximum:						
One-story building	20%	25%	30%	—	30%	50%
Two-story building	20%	25%	30%	—	30%	50%
Three-story building	20%	25%	30%	—	30%	50%
Building height maximum:						
Stories	2.5	2.5	2.5	3	3	3
Feet	35	35	35	35	35	35
Yard dimensions minimum (feet):						
Front on state highway	30	Lesser of adjacent yards previously established	Lesser of adjacent yards previously established	—	35	35
Front on other highway	30			—	25	15
Side, each	10	10	8	—	20	10*
Side, total of both	25	25	20	—	—	—
Rear	40	25	25	—	30	10*
Front yard maximum (feet)		Lesser of adjacent yards previously established plus 10 feet	Lesser of adjacent yards previously established, plus 10 feet	—	—	—
Distance between principal buildings, minimum (feet)	20	20	20	—	—	—

* Planning Board may require greater distance.

ARTICLE IV

Additional Area, Height and District Boundary Regulations**§ 150-9. Area regulations. [Amended 3-10-2026 by L.L. No. 2-2026]**

- A. Reduction of lot area. The minimum yards and open spaces, including lot area per dwelling unit, required by this chapter shall not be encroached upon or considered as yard or open space requirements for any other building, nor shall any lot be reduced below the district requirements of this chapter.
- 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.
- C. Yards on corner lot. On a corner lot in any district where a front yard is required, a yard shall be provided on each street equal in depth to the required front yard on each such street. One rear yard shall be provided on each corner lot and the applicant shall designate the rear yard on the application for a permit.
- D. Street visibility at corner lots. On a corner lot in any district where a front yard is required, no fence, hedge, wall or other structure or planting more than three feet in height shall be erected, placed or maintained so as to obstruct visibility of vehicular traffic within the rectangle formed by the intersecting street right-of-way lines and a straight line joining said lines at points 20 feet distant from the point of intersection, measured along said lines.
- E. Projections into yards.
 - (1) The space in any required yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, eaves and other architectural features; provided, however, that such features shall not project more than two feet into any required yard.
 - (2) A paved terrace shall not be considered as part of a building in the determination of yard sizes or lot coverage, provided that such terrace is unroofed and without walls, parapets, or other form of enclosure exceeding six feet in height.

- (3) In determining the percentage of lot coverage or the size of yards for the purpose of this chapter, enclosed porches or porches open at the side but roofed shall be considered a part of the building.
 - (4) An open fire escape may extend into any required yard area not more than four feet six inches, provided such fire escape shall not be closer than four feet at any point to any lot line.
 - (5) Unenclosed entrance steps or stairways providing access to the first story of a building may extend into any required yard a distance not to exceed six feet.
- F. Walls, fences and hedges. The yard requirements of this chapter shall not prohibit any necessary retaining wall, nor any fence, wall or hedge permitted by this Code, provided that in any residential district such fence, wall or hedge shall be no closer to any street line than four feet, and shall comply with visibility at street corners as provided in this article. Property that as previously used or is currently used exclusively for agricultural purposes at the time of the adoption of this subsection shall be exempt from the requirements of this subsection.
- (1) No fence shall be erected before first obtaining a zoning permit from the Zoning Enforcement Officer.
 - (2) Setback requirements:
 - (a) All fences shall be erected within the boundaries of the applicant's property. A front yard fence that is three feet in height or shorter may have the front setback from the street line reduced to two feet.
 - (3) Fence requirements:
 - (a) The maximum height of a fence shall be six feet for side and rear yards as measured from the average finished grade. The maximum height for front yard shall be four feet; however, corner lots shall comply with § 150-9D. Front yard fences shall not cause any visual obstruction for vehicles entering or exiting from any driveway.
 - [1] Exception: For residential property that abuts any property in the VC, HC, or M Zoning Districts, the height of a side and rear fence may be extended to eight feet along the abutting property line.
 - (b) The finished side should face to the neighboring properties.
 - (c) No fence shall be erected which may create a fire hazard or other dangerous condition.
 - (4) Prohibited fence materials:
 - (a) Barbed, razor or ribbon wire or broken glass or other material intended or likely to cause injury.
 - (b) Pointed metal fencing.
 - (c) Canvas or cloth fencing, except when used to protect shrubs or vegetation.

- (d) Poultry wire fencing, except when used to protect a specified garden area.
- (e) Snow fences unless used for sites under construction or for snow control. When used for snow control, fencing must be removed between April 15 and September 30.
- (f) Electrically charged fencing.
- (g) Chain link fence that is open-looped at the top.

§ 150-10. Height regulations.

- A. Chimneys, spires, etc. The height limitations of this chapter shall not apply to belfries, church spires, cupolas, penthouses and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks and necessary mechanical appurtenances usually carried above the roof level; nor to flag poles, monuments, transmission towers and cables, radio and television antennae or towers and similar structures. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose for which they are intended.
- B. Through lots. On through lots 120 feet or less in depth, the height of a building may be measured from the grade of either street. On through lots more than 120 feet deep, the height regulations and basis of height measurement for the street permitting the greater height shall apply to a depth of not more than 120 feet from that street.

§ 150-11. Additional requirements at district boundaries.

- A. Front yards at district boundaries. Where two districts abut on the same street between two intersecting streets, and the front yard requirements of one district are less than those of the other district, the regulations for the more restricted district shall extend 40 feet into the less restricted district.
- B. Side and rear yards at district boundaries. Where the side or rear yard of a lot in a residential district abuts a side or rear yard of a lot in a business or manufacturing district, there shall be provided along such abutting line or lines in the business or manufacturing district a side or rear yard equal in depth to that required in the more restricted district.
- C. Lots divided by district boundary. Where a district boundary line divides a lot in one ownership at the time of adoption of said district line, the regulations for the less restricted portion of such lot shall extend a maximum of 30 feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.

§ 150-12. Access to improved street.

All lots used for building purposes shall have direct frontage on an improved street or highway, or on a street on a subdivision plat approved by the Planning Board.

§ 150-13. Multiple dwelling units.

- A. VC District. Multiple dwelling units shall not be allowed on street-level floors in the VC District.
- B. R-100 District. In R-100 Districts, multiple dwellings may be allowed upon approval of a special use permit and upon meeting the following conditions:
 - (1) All municipal facilities, including water supply, sewage control, streets, sidewalks and stormwater drainage facilities are adequate for the intended level of use.
 - (2) There are adequate facilities for on-site parking, loading and vehicular access.
 - (3) The use shall be in general harmony with the surrounding area, taking into account the location, character and size of the proposed use and the purpose of the R-100 District.
 - (4) The use shall not be detrimental to the health safety or general welfare of persons residing in the neighborhood or be injurious to neighboring properties, and shall be designed so as to minimize possible adverse impacts on neighboring properties.
- C. Nonconforming lots. Two-family and multiple dwellings shall be allowed only on lots which conform to the requirements of Article III of this chapter, and shall not be subject to the provisions regarding nonconforming lots in § 150-24 of this chapter.

§ 150-14. Accessory apartments.

- A. Number per dwelling. No more than one accessory apartment shall be allowed accessory to a principal dwelling unit.
- B. Floor area. The maximum floor area of an accessory apartment shall be the lesser of 40% of the total floor area of the principal dwelling unit or 500 square feet.
- C. Entrances. If separate entrance to the accessory apartment is provided, such separate entrance shall be to the side or rear of the building.
- D. Nonconforming lots. Accessory apartments shall be allowed only on lots which conform to the requirements for one-family dwellings in Article III of this chapter, and shall not be subject to the provisions regarding nonconforming lots in § 150-24 of this chapter.

§ 150-15. Accessory uses and structures.

- A. General. Accessory uses and structures shall be allowed on the premises of any principal use in any zoning district. The establishment or change of an accessory use or structure which is incidental to a use requiring a special use permit pursuant to Article III of this chapter shall likewise require a special use permit.
- B. Attached accessory structures. When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements of this chapter applicable to the principal structure.

C. Detached accessory structures. Detached accessory structures shall comply with the following:

- (1) Building height: 20 feet or two stories maximum.
- (2) Distance from other buildings: 10 feet minimum.
- (3) Front yard setback (feet): same as for principal structure.
- (4) Side yard setback: five feet minimum.
- (5) Rear yard setback (with no alley): five feet minimum.

§ 150-16. Commercial excavation.

A. Permit required. Except when incidental to the construction of a building on the same lot, the excavation, processing or sale of topsoil, earth, sand, gravel, clay or other natural mineral deposits, or the quarrying of any kind of rock formation, hereafter shall be conducted subject to a permit granted by the Village Board, and in compliance with Subsection B.

B. Standards. Before issuing a permit for such use, the Village Board shall find that such excavation or quarrying will not endanger the stability of adjacent land or structures nor constitute a detriment to public welfare, convenience or safety by reason of excessive dust, noise, traffic or other condition. The Village Board may specify any reasonable requirements to safeguard the public health, safety and welfare in granting such permit, including the following:

- (1) The slope of material in such topsoil, sand, gravel, clay or other earth shall not exceed the normal angle of repose of such material.
- (2) The top and the base of such slope shall not be nearer than 50 feet to any property line nor nearer than 200 feet to the right-of-way of any street or highway.
- (3) A plan for restoration and rehabilitation of a commercial earth excavation area or borrow pit shall accompany the application for a permit and shall assure conformance with the public health, safety and welfare. The Village Board, upon approval of such plan, shall require a performance bond to assure rehabilitation of commercial excavation sites in conformance therewith.
- (4) A plan for safeguarding the public health, safety and welfare in commercial rock or mineral excavation areas shall accompany the application for a permit and shall be approved by the Village Board.

§ 150-17. Dumps and junkyards.

No dump, junkyard or automobile wrecking yard shall be established or maintained within 200 feet from any highway or property line. A permit for any such use shall be obtained from the Village Board subject to any regulations the Village Board may prescribe for the public health, safety and welfare and to any conditions that the Village Board may impose in

connection with a particular permit. The storing or abandonment for a month or more of two or more unlicensed and/or uninspected and/or unregistered motor vehicles, other than farm vehicles, shall be deemed to be a junkyard. Any of the uses referred to in this section shall be subject to the requirement that such dumping or junkyard shall not be objectionable by reason of dust, fumes, odors, smoke or vermin or otherwise detrimental to the public health, safety or welfare, and will not interfere with drainage so as to be injurious to adjacent land or buildings.

§ 150-18. Village Center (VC) District design standards.

- A. Siding/cladding on street-facing facades shall be brick, horizontal wood clapboard, glass, stone, textured masonry or a combination of these. Vinyl, aluminum, and vertical wood siding are prohibited.
- B. Signage shall not obscure any architectural features.

§ 150-19. Signs.

- A. Zoning permits. All signs shall require a zoning permit issued by the Zoning Enforcement Officer except those listed in § 150-19C and D. Permit applications shall be accompanied by a drawing showing dimensions, proposed design, the legend, colors, lighting, materials, structural details and a plot location map delineating the location of buildings, parking areas, other signs on the same property, frontage of each unit and/or any fences or other obstructions in relation to the designated location of the proposed sign.
- B. Prohibited signs. The following sign types shall not be allowed at any location:
 - (1) Portable signs (other than sidewalk signs) are not allowed, except that a new business or business in a new location awaiting installation of a permanent sign may utilize one portable sign for a period of not more than 60 days or installation of a permanent sign, whichever comes first. No portable sign may be larger than 32 square feet.
 - (2) Signs which have flashing, moving, rotating or intermittent lights other than to show time and temperature.
 - (3) Signs having moving parts; banners, ribbons, streamers, pennants, spinners, or other similar moving, fluttering, or revolving devices.
 - (4) Roof signs are not allowed.
 - (5) Billboards are not allowed.
- C. Exempt temporary signs. A zoning permit shall not be required for temporary signs, including but not limited to announcing signs, real estate signs, subdivision signs, sale ad signs, campaign signs, window signs, and roadside stand signs. Temporary signs shall be subject to the following standards:
 - (1) Temporary signs may be in place for a maximum of 30 days per calendar year.

- (2) Temporary signs shall not exceed four square feet each side in R districts, 64 square in the Park Overlay, and 32 square feet in all other zones.
- (3) Temporary signs must comply with all standards listed in § 150-19E(2).

D. Exempt permanent signs. A zoning permit shall not be required for the following permanent signs:

- (1) Flags: official flags of government jurisdictions, including flags indicating weather conditions and flags which are emblems of on-premises religious, charitable, public, and nonprofit organizations.
- (2) Plaques: commemorative plaques placed by historical agencies recognized by the Village, the county or state.
- (3) Architectural features: integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
- (4) Parking signs: signs directing and guiding traffic and parking on private property, but bearing no advertising matter.
- (5) Residential signs: signs bearing only property numbers, post box numbers, or names of occupants of premises, not to exceed one square foot.
- (6) Driveway signs: signs bearing only the name of a driveway, not to exceed one square foot, and using a color scheme distinctly different than that of the color scheme used for official Village or county street signs.
- (7) Vegetative signs: signs made exclusively of vegetative material.
- (8) No trespassing and/or posted signs: signs indicating private property, not to exceed one square foot.

E. Sign standards.

- (1) On-site signs shall be subject to the following standards:

	VC District	HC and M Districts	R Districts
Wall signs			
Maximum size	1 square foot per each linear foot of building frontage or 32 square feet, whichever is greater	1 square foot per each linear foot of building frontage or 32 square feet, whichever is greater	Prohibited

		VC District	HC and M Districts	R Districts
Wall signs				
	Maximum signs per building	1 sign allowed on building front wall; 1 sign allowed on building rear wall	1 sign allowed on building front wall; 1 sign allowed on building rear wall	Prohibited
Projecting signs				
	Maximum size	16 square feet	16 square feet	Prohibited
	Minimum ground clearance	10 feet	10 feet	Prohibited
Freestanding signs				
	Maximum size	32 square feet	1 square foot per each linear foot of building frontage or 150 square feet, whichever is less	9 square feet
	Maximum height	20 feet	20 feet	6 feet
	Minimum setback	5 feet	5 feet	5 feet
Window signs				
	Maximum size	30% of window area	30% of window area	Prohibited
Sidewalk signs				
	Maximum signs per building	1	Prohibited	Prohibited**
	Maximum size	16 square feet		
	Maximum height	4.5 feet		
	Maximum width	4 feet		
	Setback from curb	3 feet		
	Duration of placement	Business hours only*		

* Not applicable to charities with no set business hours

** Permitted for legal nonconforming use

(2) All signs are subject to the following standards:

- (a) Signs shall not project into the public right-of-way, driveway, or pedestrian way.
- (b) Signs shall have sufficient horizontal and vertical clearance so as to provide clear and unobstructed visibility for vehicles entering and leaving the highway.
- (c) Signs shall not be erected in such a manner as to confuse or obstruct the view of any traffic sign, signal or device or obstruct the visibility for vehicles entering or exiting streets.
- (d) Signs shall not project above the roofline or parapet of a building.
- (e) Luminous signs, indirectly illuminated signs, and lighting devices shall not be placed or directed so as to cause glaring or nondiffuse beams of light to be cast upon any public street, or adjacent premises, or otherwise to cause glare or reflection that may constitute a traffic hazard or nuisance.
- (f) Signs shall not be affixed to or painted upon public utility poles, public light posts, water or fire hydrants, bridges, trees, rocks, or other such structures situated on public land.
- (g) Signs shall not obstruct any fire escape or any door or window leading thereto, nor shall any sign be attached to a fire escape.
- (h) Signs shall be constructed from commercial grade materials.
- (i) Signs shall comply with all applicable NYSDOT sign standards.
- (j) Signs with light emitting diode (LED) components shall have a minimum static duration of 15 seconds before a message changes.
- (k) Signs shall be securely attached to buildings or to other structures which are judged to be structurally sound by the Zoning Enforcement Officer.
- (l) Signs shall meet the appropriate standards of the NYS Uniform Fire Prevention and Building Code.
- (m) Signs shall be kept in good repair and display surfaces shall be kept neatly painted at all times. Any damaged sign that does not pose a danger to the public shall be repaired or removed within 60 days of written notification by the Zoning Enforcement Officer. Any damaged sign that poses a danger to the public shall be removed or made safe immediately upon written notification of the Zoning Enforcement Officer. The Zoning Enforcement Officer may order the removal of any sign that is not maintained in accordance with the provisions of this section.

F. Recommended design guidelines.

- (1) Signs shall be designed to be compatible with the surroundings and appropriate to the architectural character of the buildings on which they are placed. Sign panels

and graphics should relate with and not cover architectural features and should be in proportion to them.

- (2) Signs should be appropriate to the types of activities they represent.
- (3) Layout should be orderly and graphics should be of simple shapes, such as rectangle, circle or oval.
- (4) The number of colors used should be the minimum consistent with the design.
- (5) Illumination should be appropriate to the character of the sign and surroundings.
- (6) Groups of related signs should express uniformity and create a sense of harmonious appearance.
- (7) Sign panels and graphics should be tasteful and conform to generally accepted standards of the community.

ARTICLE V

Off-Street Parking and Loading Regulations

§ 150-20. General parking requirements.

- A. All uses shall be provided with off-street parking for all vehicles during typical peak use periods, except for uses in the VC District.
- B. All uses with nonconforming parking situations shall comply with the parking requirements of this article if one or more of the following conditions occurs:
 - (1) The use changes.
 - (2) The use expands its gross floor area by 20% or more.
 - (3) The use is destroyed and seeks to be reestablished.
 - (4) The use is discontinued for a period of six months or longer and seeks to be reestablished.
- C. A parking space shall be not less than nine feet by 20 feet exclusive of accessways and driveways.
- D. Off-street parking may be located off-site but must be within 500 feet of the site.
- E. No nonresidential or multiple dwelling parking area shall be located within 10 feet of a side lot line.
- F. To the greatest extent possible, all parking areas for nonresidential and multiple dwelling uses shall be located behind the facility and out of roadside view. Where parking areas must be located in side or in front yards adjacent to public streets, appropriate landscaping or visual barriers shall be provided.
- G. All parking areas for nonresidential and multiple dwelling uses shall be designed to allow vehicles to exit front-first onto streets.

- H. One parking area may contain required spaces for more than one use. The required spaces assigned to one use may not be credited to another use, except where the uses operate at different times. The applicant shall provide written evidence that the owner has granted permission for such shared parking.

§ 150-21. Specific parking requirements.

Minimum parking spaces shall be required as indicated on Schedule C of this chapter. For uses in the VC district, the number of required spaces will be determined through site plan review.

Village of Camden Zoning Schedule C Off-Street Parking	
Dwellings	2 spaces per dwelling unit
Rooming house, tourist home, motel, hotel	1 space per guest room
Office	1 space per 400 square feet of floor space
Funeral home	10 spaces plus 1 space per employee
Religious institution	1 space per 8 seating spaces in main assembly room
Elementary school	2 spaces per classroom
High school	4 spaces per classroom
Theater or other place of assembly	1 space per 5 seating spaces
Hospital	1 space per 2 beds
Nursing or convalescent home	1 space per 4 beds
Retail sales and service	1 space per 250 square feet of customer floor space for the first 5,000 square feet, 1 space per 400 square feet of additional square feet of customer space
Large product retail sales and service	1 space per 400 square feet of customer floor space
Clubs and restaurants	1 space per 3 customer seats
Bowling alley	5 spaces per alley
Wholesale, warehousing	1 space per 1,000 square feet gross floor area
Industrial or manufacturing use	1 space per 2 employees on the maximum working shift
Home occupation	1 space per client or patient

§ 150-22. Off-street loading facilities.

Off-street loading facilities shall be provided for each commercial or industrial establishment hereafter erected or substantially altered and shall be so arranged as not to interfere with pedestrians or motor traffic on the public street or highway.

ARTICLE VI
Nonconformities

§ 150-23. Intent.

The intent of this article is to recognize lots, structures and uses of land and structures which legally existed prior to the enactment or subsequent amendment of this chapter, which would be prohibited or unreasonably restricted by the requirements herein. All rights of nonconformity shall continue regardless of the transfer of ownership of nonconforming lots, structures or uses.

§ 150-24. Nonconforming lots.

Any lot held under separate ownership prior to the enactment or amendment of this chapter, and having a width or area less than the minimum requirements set forth in this chapter, may be developed for any use allowed in the district in which it is located as designated in Article III of this chapter, except as otherwise restricted by this chapter, provided that such lot has sufficient width or area to undertake development which will:

- A. Maintain the required minimum front yard;
- B. Maintain at least 2/3 of the required minimum side and rear yards; and
- C. Not exceed the maximum permitted lot coverage.

§ 150-25. Nonconforming structures.

- A. No structure which by the enactment or amendment of this chapter is made nonconforming or placed in a nonconforming situation with regard to yard sizes, lot coverage, height or any requirement of this chapter, other than the use to which it is put, shall be changed so as to increase its nonconformity. If a structure is nonconforming as to its use, see § 150-26 below.
- B. Any such nonconforming structure may be used for any compatible use listed for the district in which it is located as designated in Article III of this chapter.

§ 150-26. Nonconforming uses of land or structures. [Amended 3-10-2026 by L.L. No. 2-2026]

Any use of land or structures which by the enactment or amendment of this chapter is made nonconforming may be continued on the premises and to the extent preexisting provided that:

- A. No nonconforming use shall be increased in size so as to occupy a greater area of land or floor area than was committed to the nonconforming use at the time of such enactment or amendment;
- B. No nonconforming use which has for any reason been discontinued for a period of one year or more shall be reestablished.
- 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.

§ 150-27. Nonconforming uses or structures reconstructed.

Any use of land or structures which are nonconforming as to setbacks, lot coverage, height or any other requirement of this chapter may be replaced with a new structure upon the approval of a special use permit by the Planning Board. No such work shall increase the nonconformity of the structure.

§ 150-28. Nonconforming uses and structures damaged or destroyed.

Any use of land or structures which are damaged or destroyed by fire or other hazard, may be repaired, restored or reconstructed provided that such work is undertaken within one year of the date on which the damage or destruction occurred. No such work shall increase the nonconformity of the use or structure.

§ 150-29. Nonconforming multiple dwellings and nonresidential uses.

A special use permit shall be required for any alteration, expansion or reconstruction which is on the premises of a nonconforming multiple dwelling structure or nonresidential use, with the following exceptions: farms and farm structures.

ARTICLE VII Administration

§ 150-30. Zoning Enforcement Officer.

This chapter shall be enforced by the Zoning Enforcement Officer. The Zoning Enforcement Officer shall in no case grant any zoning permit where the proposed erection, alteration, relocation, or use would be in violation of any provision of this chapter. The Zoning Enforcement Officer shall make inspection of buildings or premises necessary to carry out his duties. No permit or certificate of occupancy required hereunder shall be issued by the

Zoning Enforcement Officer except in compliance with the provisions of this chapter, or as directed by the Zoning Board of Appeals under the provisions of this article.

§ 150-31. Zoning permits.

- A. Zoning permits required. No land-use activity as listed below shall be carried out, or excavation begun, until a zoning permit has been issued by the Zoning Enforcement Officer stating that the proposed building, structure, use of land, or development activity complies with the requirements of this chapter:
- (1) Erection, re-erection or movement of a building or structure;
 - (2) Change of the exterior structural dimensions of a building or structure;
 - (3) Change in use of land, buildings or structures through the establishment of a new use, or through the expansion or enlargement of an existing use;
 - (4) The resumption of any use which has been discontinued for a period of 12 months or longer;
 - (5) Construction, replacement or major modification of any on-site sewage disposal system;
 - (6) Establishment or change in dimensions of a parking area for nonresidential uses or multiple dwellings;
 - (7) Placement of a sign as regulated in § 150-19 of this chapter.
- B. Zoning permit exceptions. A zoning permit shall not be required for:
- (1) Accessory buildings with less than 150 square feet of ground coverage, unless over 15 feet in height;
 - (2) Fences or walls less than four feet in height;
 - (3) Interior structural alterations or routine maintenance and improvement that does not expand the exterior dimensions of the structure (e.g., roofing, window replacement, siding replacement, etc.);
 - (4) Minor accessory structures such as posts, sidewalks, driveways, flagpoles, playground equipment, etc.

§ 150-32. Certificate of compliance required.

No land shall be used or occupied and no building or structure hereafter erected, altered or extended shall be used or changed in use until a certificate of compliance shall have been issued.

§ 150-33. Notice of violations.

Violations of this chapter shall be subject to the provisions of applicable law. Upon determination by the Zoning Enforcement Officer that a violation of this chapter exists, he shall send written notice to the last known owner of record of the property, as determined by the assessment records, informing said owner of the violation of specific provisions of this chapter and stating that action is to be taken by said owner to remove such violation in 20

days, or proceedings to compel compliance with this chapter will be instituted. Any violation of this chapter may also be enjoined pursuant to law.

§ 150-34. Establishment of Board of Appeals.

A Board of Appeals is hereby established and shall consist of three or five members appointed pursuant to Village Law § 7-712. The Board of Appeals shall prescribe its rules for the conduct of its affairs.

§ 150-35. Powers and duties of the Board of Appeals.

The Board of Appeals shall have all the powers and duties prescribed by Village Law § 7-712.b.

§ 150-36. Procedure before the Board of Appeals.

The Board of Appeals shall act in strict accordance with the procedure specified by law and by this chapter. All appeals and applications made to the Board of Appeals shall be in writing, on forms prescribed by the Board of Appeals. Every appeal or application shall refer to the specific provisions of the Section involved, and shall exactly set forth the interpretation that is claimed or the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be. Every decision of the Board of Appeals shall be by resolution, each of which shall contain a full record of the findings of the Board of Appeals in the particular case. Each such resolution shall be filed in the office of the Village Clerk within five business days by case number under one or another of the following headings: interpretations or variances; together with all documents pertaining thereto. The Board of Appeals shall notify the Village Board of each variance granted under the provisions of this chapter.

§ 150-37. Site plan reviews.

- A. Authority. The Planning Board of the Village of Camden is hereby authorized pursuant to Village Law § 7-725-a to review and approve, approve with modifications, or disapprove site plans within the Village as designated in accordance with the standards and procedures set forth in this law.
- B. Applicability. All uses listed in Article III of this chapter as requiring a site plan review shall be required to have such site plan approved by the Planning Board prior to the issuance of a zoning permit or a certificate of compliance by the Zoning Enforcement Officer.
- C. General review criteria. The Planning Board shall require that all site plans comply with the following general review criteria:
 - (1) That the site is designed in the interests of the public health, safety, welfare, and comfort and convenience of the public in general, the residents of the proposed development, and the residents of the immediate surrounding area;

- (2) That the site is designed so as to be in harmony with the comprehensive plan for the community;
- (3) That parking areas are adequate for the intended level of use, and arranged and screened so as to minimize negative impacts on adjacent properties;
- (4) That access to the site is safe and convenient and relates in an appropriate way to both the internal circulation on the site as well as the Village street system;
- (5) That the internal circulation of the site is arranged so as to minimize impacts on the Village street system;
- (6) That the site is suitably landscaped, and appropriately screened from adjacent properties and the road so as to protect the visual character of the area and to minimize negative impacts on adjacent properties and the neighborhood;
- (7) That any activities on the site which are incompatible with adjacent properties are suitably buffered so as to minimize negative impacts on such adjacent properties;
- (8) That signs, site lighting, and the locations of all buildings and structures are in keeping with the character of the neighborhood;
- (9) That any changes to existing drainage patterns, or increased drainage due to development activity has no negative impacts on adjacent property;
- (10) That proposed water supply and sewage disposal facilities are adequate;
- (11) That development activity complies with all other standards and requirements of this chapter.

D. Specific review criteria.

- (1) Access. Access to all sites shall be consistent with the standards set forth in Policy and Standards for Entrances to State Highways, as revised, published by the New York State Department of Transportation.
- (2) Parking areas.
 - (a) Parking areas should be located away from street right-of-way and developed internally on the site at the side or rear of buildings.
 - (b) Commercial buildings may serve as parking area screens and should be located at the front edge of parking areas.
 - (c) Landscaping shall be provided around parking areas which shall be designed to break up the visual impact of such areas. Plantings shall be designed to provide adequate site distances to vehicles entering and exiting the site. Landscape plans shall specify the types of vegetation materials, planting schedule and minimum sizes. Material will be selected to provide year-round coverage suitable to the climate. When large areas are to be paved, parking rows shall be designed with the landscaping interspaced within the paved area. Trees shall be maintained in a healthy state and condition by the owner; damaged and dead shrubs and trees shall be removed and replaced at the property owner's expense.

- (3) Drive-up service windows. Facilities with drive-up service windows shall have a minimum of five waiting spaces for each drive-up lane. Each waiting space shall be at least 20 feet in length. Where multiple drive-up windows exist, there shall be one additional waiting space which shall be in a common lane.
- (4) Site lighting. In VC, HC, and M Districts, exterior lighting proposed for the site shall be planned, erected and maintained so the light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Under no circumstances shall the light level at lot lines or street lines adjoining residentially developed land or residential zones exceed 0.6 footcandle, measured at ground level. The light source shall not be higher than 20 feet and shall not be visible from adjacent properties or public rights-of-way. High-intensity lighting shall not be permitted.
- (5) Architectural lighting. All lighting should be shielded and developed as necessary to adequately promote business operation and public safety. Floodlighting and dramatic landscape lighting should be minimized and use only for specific effect as noted by the developer on the lighting plan.
- (6) Screening.
 - (a) Open storage areas, exposed machinery and outdoor areas used for the storage and collection of rubbish shall be visually screened from streets and surrounding land uses. Suitable types of screening include opaque and semi-opaque wood fences (such as board on board) and dense, mixed evergreen and deciduous hedges of a height necessary to screen the intended use. Where planted hedges are proposed, plant species, size and layout should be developed to provide an effective screen within three years of the time of installation. A desire for native and naturalized plant materials also applies.
 - (b) In locations where potential health or safety hazards may arise, such as rubbish storage/collection areas, a solid wooden fence six feet in height is required to deter children and animals from entering the premises.
 - (c) Where new fencing would create a continuous surface greater than 10 feet in length, the visual expanse of bare fence shall be alleviated by plant groupings, consisting of mixed evergreen and deciduous shrubs and trees.
- (7) Drainage.
 - (a) Surface water runoff shall be minimized and detained on-site as long as possible and practicable to facilitate groundwater recharge. When available, municipal stormwater sewers may be employed to handle excess runoff. Grading and drainage plans must be submitted to and approved by the Village Engineer or Village Utilities Supervisor to ensure adequate flow and capacity.
 - (b) If the channeling of stormwater into municipal stormwater sewers is not feasible, stormwater runoff shall be detained on-site. In no case shall the increased runoff due to development activity be directed onto adjacent property. Techniques for retarding surface stormwater runoff should be

developed to effect no additional runoff as a result of frequent storms (ten-year or less recurrence probability).

- (c) The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. All drainage facilities shall be designed for a twenty-year storm, minimum.
 - (d) Erosion and sediment control. Where significant soil erosion or sediment deposition may occur as a result of the disturbance of the land, the Planning Board may require that applications for special use permits be accompanied by an erosion and sediment control plan conforming to the standards and practices contained in the USDA Soil Conservation Service Engineering Field Manual (ESM) and New York Guidelines for Urban Erosion and Sediment Control, or other erosion and sediment control manual recognized by the Planning Board.
- E. Application. The Zoning Enforcement Officer shall refer any application for a zoning permit which requires a site plan review to the Planning Board. A complete application packet for a site plan review shall be filed with the Planning Board, and the appropriate fee as determined by the fee schedule adopted by Village Board resolution shall be paid to the Zoning Enforcement Officer in the form of a check or money order made payable to Village of Camden. Six copies of the application and site plans shall be provided which shall include the following:
- (1) Name and address of applicant and owner, if different, and of the person responsible for preparation of drawings;
 - (2) Date, northpoint, written and graphic scale;
 - (3) Boundaries of the site plotted to scale, including distances, bearings, and areas;
 - (4) Locator map showing the site in relationship to the Village;
 - (5) Location and ownership of all adjacent lands as shown on the latest tax records;
 - (6) Location of all zone district boundaries;
 - (7) Location, name, and existing width of adjacent streets;
 - (8) Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use or adjoining the property;
 - (9) Complete outline of existing or proposed deed restrictions or covenants applying to the property;
 - (10) Existing hydrologic features together with a grading and drainage plan showing existing and proposed contours at a maximum of five-foot intervals;
 - (11) Location, proposed use, and height and dimensions of all buildings including the number and distribution by type of all proposed dwelling units, and the designation of the amount of gross floor area and gross leasable area proposed for retail sales and services, office and other commercial or industrial activities;

- (12) Location and design of all parking and loading areas including access and egress drives and fire lanes and emergency access areas;
 - (13) Provision for pedestrian access, including public and private sidewalks;
 - (14) Location of outdoor storage;
 - (15) Location and design of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences;
 - (16) Description of the method of securing water supply and disposing of sewage, and the location and design of such facilities;
 - (17) Location and design of all energy distribution facilities, including electrical, gas, and solar energy;
 - (18) Location, size and design of all proposed signs;
 - (19) Location and design of outdoor lighting facilities;
 - (20) General landscaping plan and planting schedule, including the location and proposed development of all buffer areas;
 - (21) Erosion and sediment control plan conforming to the generally accepted standards and practices contained in applicable federal and state regulations.
 - (22) A statement of the nature and extent of the interest of any state employee, or officer of employee of the village in the applicant pursuant to General Municipal Law § 809.
 - (23) An environmental assessment form (EAF) and, where required, a draft environmental impact statement (EIS);
 - (24) An agricultural data statement if applicable;
 - (25) Other elements integral to the proposed development as considered necessary by the Planning Board.
- F. Waiver of submission requirements. The Planning Board may waive any of the submission requirements listed in Subsection E above where it deems that the information is either not applicable or is unnecessary to a particular site plan review. The Planning Board shall make a formal determination that the application is complete except for the SEQR and that anything not included is waived by the Board.
- G. Environmental impact review. The Planning Board shall be responsible for the review of Section 1 completed by the applicant and completion of Sections 2 and 3 of the environmental assessment form (EAF) for each application for site plan review. The Planning Board shall be responsible for compliance with 6 NYCRR Part 617 (State Environmental Quality Review regulations) in cooperation with other involved agencies in the review of any site plan requiring a coordinated review. The Board shall make a determination of significance by motion or resolution. The EAF and declaration shall be entered into the record.

- H. Review. Upon a determination by the Planning Board that the application for a site plan review is complete, the board shall review the site plan taking into consideration the objectives for site plan review as outlined in Subsections C and D above and the general standards for all uses as outlined in Article III of this chapter.
- I. Variance. During the course of the review, should the Planning Board determine that a site plan approval may not be feasible without the granting of a variance as defined by Village Law § 7-712-b, the Planning Board may at any time refer the application and site plans to the Zoning Board of Appeals for the consideration of such variance. The 62 days allowed by law for the public hearing or decision may be extended by mutual agreement of the applicant and the Board. The time shall resume when the applicant requests it be continued.
- J. Public hearing. Unless waived, the Planning Board shall conduct a public hearing. Such public hearing shall be conducted within 62 days of the acceptance of the complete application for a site plan review and shall be advertised at least five days before the hearing in a newspaper in general circulation in the Village. A notice of the hearing shall be mailed to the applicant at least 10 days before the hearing. Where required, notice must be made to the Clerk of the adjacent town at least 10 days in advance of the hearing. When concluded, the Planning Board shall act by motion to close the public hearing. *Public Hearing*
- K. Oneida County Department of Planning review. At least 10 days before the hearing, the Planning Board shall refer all site plan review matters that fall within those areas specified under General Municipal Law § 239-m to the Oneida County Department of Planning prior to final action by mail or electronic submission for their recommendation thereon. This includes any use that falls within 500 feet of the following: the boundary of the town; a state or county park or recreation area; the right-of-way of a state or county road; a state- or county-owned stream or drainage channel; the boundary of a farm operation located within an agricultural district as defined by Article 25-AA of the Agricultural Law; or state or county land where a public building or institution is located. If the Oneida County Department of Planning does not respond within 30 days from the time it received a full statement on the referral matter, then the Planning Board may act without such report.
- L. Waiver of public hearing. The Planning Board may waive the public hearing. Such waiver shall not be allowed in any one of the following circumstances:
- (1) The use requires a special use permit pursuant to this chapter;
 - (2) The use is a Type I SEQR action and the use is determined by the Planning Board to have environmental significance;
 - (3) The use is over 1,000 square feet of floor or ground area;
 - (4) The use is over 20 feet in height;
 - (5) The use is within 200 feet of a DEC designated wetland area, within 200 feet of a stream with a DEC classification of C or higher, or in a FEMA designated floodplain area;

- (6) The use is determined by the Planning Board to be of a publicly controversial nature; or
- (7) The applicant has requested a public hearing.

M. Final action.

- (1) Within 62 days of the close of the public hearing, or within 62 days of the acceptance of a complete application by the Planning Board where such hearing has been waived pursuant to Subsection L above, the Planning Board shall act on the site plans. The time within which the Planning Board must render its decision may be extended upon mutual consent of the applicant and the Planning Board. The action of the Planning Board shall be in the form of a written statement to the applicant stating whether or not the site plans are approved, approved with modifications, or disapproved. The decision of the Planning Board shall be filed in the office of the Village Clerk within five business days and a copy mailed to the applicant.
 - (2) If the site plans are approved, and upon payment by the applicant of all fees and reimbursable costs due the Village, the Planning Board shall endorse its approval on a copy of the application and site plans.
 - (3) If the site plans are approved with modifications, the Planning Board shall specify in the statement all modifications to be made. Upon payment by the applicant of all fees and reimbursable costs due to the Village, and upon approval of the modified application and site plans, the Planning Board shall endorse its approval on a copy of the application and site plans.
 - (4) If the site plans are disapproved, the statement shall contain the reasons for such findings. In such case, the Planning Board may recommend further study of the application and resubmission after it has been revised or redesigned.
- N. Report to county planning department. If the matter has been referred, the Planning Board shall report to the Oneida County Department of Planning on its final action within 30 days of that event, including any reasons for contrary action.

§ 150-38. Special use permits.

- A. Authority. The Village of Camden Planning Board is hereby authorized to review and approve, approve with modifications, or disapprove special use permits within the Village of Camden as designated in accordance with the standards and procedures set forth in this chapter and § 7-725-b of the Village Law.
- B. Applicability. All uses listed in Article III of this chapter as requiring a special use permit shall have an approved special use permit issued by the Planning Board prior to the issuance by the Zoning Enforcement Officer of a building permit or a certificate of occupancy for a change in use. No land or structures shall be used until such time as the site has been inspected and has been certified as conforming to the site plans and conditions approved by the Planning Board.

- C. Objectives. In considering and acting on special use permits, the Planning Board shall consider the public health, safety, welfare, and comfort and convenience of the public in general, the residents of the proposed development, and the residents of the immediate surrounding area. The Planning Board may prescribe such appropriate conditions and safeguards as may be required in order that the results of its action shall, to the maximum extent possible, further the accomplishment of the following objectives:
- (1) Compatibility: that the proposed use is of a character compatible with the surrounding neighborhood and in harmony with the comprehensive plan for the community.
 - (2) Vehicular access: that proposed access points are not excessive in number, but adequate in width, grade, alignment, and visibility; not located too close to intersections or places of public assembly; and other similar safety considerations.
 - (3) Circulation and parking: that adequate off-street parking, queuing and loading spaces are provided to prevent the parking or standing of vehicles on public highways by any person connected with or visiting the development, that the interior circulation system is adequate to provide safe accessibility to all required parking lots, and that adequate separation of pedestrian and vehicular movements are provided.

ARTICLE VIII

Amendments

§ 150-39. Authorization of Village Board.

The Village Board may, from time to time, on its own motion, amend, supplement, repeal or change the regulations and district boundaries established by this chapter in accordance with Village Law §§ 7-706 and 7-708.

§ 150-40. Referral of amendments.

- A. Village Planning Board. All proposed amendments, supplements or changes originating by petition or by motion of the Village Board shall be referred to the Village Planning Board for a report and recommendation thereon. The Village Planning Board shall submit its report within 30 days after receiving such referral. Failure of the Planning Board to report within the required time shall be deemed to be approval of the proposed amendment.
- B. County department of planning. Whenever any zoning amendment requires referral to the County Planning Agency as provided in General Municipal Law § 239-1 and m, such amendment shall be referred to the Oneida County Department of Planning.

ARTICLE IX

Penalties**§ 150-41. Penalties.**

Any person who shall fail to comply with the written notice and order of the Zoning Enforcement Officer as provided in § 150-33 of this chapter within the time fixed for compliance therewith shall be guilty of a violation pursuant to the penal law and shall be punishable as provided in Chapter 1, General Provisions, Article II, General Penalty.

§ 150-42. Effective date.

This chapter shall take effect after filing in the office of the Secretary of State and 10 days after publication and posting as required by § 7-706 of the Village Law, as superseded by Chapter 24, Publication of Local Laws, Article I, Zoning Amendments, of the Village of Camden Municipal Code.