

City of Oswego Table of Uses

Zoning Districts:

TN1 = Traditional Neighborhood 1
 UR = Urban Residential
 CB = Commercial Business
 IN = Industrial

TN2 = Traditional Neighborhood 2
 TD = Traditional Downtown
 WA = Waterfront

SR = Suburban Residential
 TB = Traditional Business
 MH = Maritime Heritage

Symbol Key:

P = Permitted use as of right

SP = Special use permit required

X = Prohibited use

Type of Use	Zoning District									
	TN1	TN2	SR	UR	TD	TB	CB	WA	MH	IN
RESIDENTIAL USES										
Boardinghouses	X	X	X	SP*	X	X	SP*	X	X	X
Condominiums	X	X	X	SP*	SP*	SP*	SP*	SP*	X	X
Dormitories	X	X	X	SP*	X	X	X	X	X	X
Dwelling, one-family	P	P	P	P	SP*	SP*	SP*	SP*	X	X
Dwelling, multiple-family	X	X	X	SP*	SP*	SP*	SP*	SP*	X	X
Dwelling, two-family	X	SP	SP	P	SP*	SP*	SP*	SP*	X	X
Internal conversions, garage or porch space to living space	SP	SP	SP	SP	X	X	SP	X	X	X
Internal conversions, pre-existing nonconforming use to living space	SP	SP	SP	SP	X	X	SP	X	X	X
Internal conversions, pre-existing industrial use to condominiums or multiple family dwellings	X	X	X	X	X	X	X	X	X	SP*
Home occupations	SP	SP	SP	SP	SP	SP	SP	SP	X	X
Mobile home	X	X	X	X	X	X	X	X	X	X
Tourist homes	SP	SP	SP	SP	SP*	SP*	SP*	SP*	X	X
NON-RESIDENTIAL USES: CIVIC USES										
Civic uses, general	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Cemetery	X	X	X	X	X	X	X	X	X	X
Clubs	SP*	SP*	SP*	SP*	SP*	SP*	P*	SP*	X	SP*
Community center	SP*	SP*	SP*	SP*	SP*	SP*	P*	SP*	X	SP*
Correctional facility	X	X	X	X	X	X	X	X	X	X
Parking, Public	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Religious institution	P*	P*	P*	P*	P*	P*	P*	SP*	X	SP*
School	P*	P*	P*	P*	X	X	P*	X	X	X
NON-RESIDENTIAL USES: COMMERCIAL AND SERVICE USES										
Amusement arcade	X	X	X	X	P*	P*	P*	SP*	X	X
Animal hospital	X	X	X	X	X	SP*	P*	X	X	P*
Animal shelter	X	X	X	X	X	SP*	P*	X	X	P*
Antique sales	X	SP*	X	SP*	P*	P*	P*	SP*	X	X
Art gallery and studio	X	X	X	SP*	P*	P*	P*	SP*	X	P*
Automotive bodywork	X	X	X	X	X	X	P*	X	X	P*
Automotive repair	X	X	X	X	X	X	P*	X	X	P*

Type of Use	Zoning District									
	TN1	TN2	SR	UR	TD	TB	CB	WA	MH	IN
Automotive sales	X	X	X	X	X	X	P*	X	X	X
Automotive wash/car wash	X	X	X	X	X	X	P*	X	X	X
Bar or lounge	X	X	X	X	P*	P*	P*	SP*	X	SP*
Body piercing studio	X	X	X	X	X	X	P*	X	X	X
Brew pub	X	X	X	X	P*	P*	P*	SP*	X	SP*
Business goods	X	X	X	X	SP*	SP*	P*	SP*	X	SP*
Business offices	X	X	X	SP*	P*	P*	P*	SP*	X	SP*
Cash-for-gold business	X	X	X	X	X	X	P*	X	X	X
Commercial storage facility	X	X	X	X	X	SP*	P*	X	X	P*
Construction company, large	X	X	X	X	X	X	X	X	X	P*
Construction company, small	X	X	SP*	X	X	X	SP*	X	X	P*
Consumer services	X	SP*	SP*	SP*	P*	P*	P*	SP*	X	X
Convenience store	X	X	SP*	SP*	X	P*	P*	X	X	X
Day care center	X	X	SP*	X	X	P*	P*	X	X	X
Drive-through facilities	X	X	X	X	X	SP*	P*	X	X	X
Funeral services	X	SP*	X	SP*	X	SP*	P*	X	X	X
Gasoline station	X	X	X	X	X	SP*	P*	X	X	P*
Group residence	X	SP*	X	SP*	X	X	P*	X	X	P*
Head shop	X	X	X	X	X	X	SP*	X	X	X
Heavy equipment storage/sales/service	X	X	X	X	X	X	P*	X	X	P*
Hospital	X	SP*	X	SP*	X	SP*	P*	X	X	X
Hotel	X	X	X	X	SP*	SP*	P*	SP*	X	SP*
Kennel	X	X	X	X	SP*	SP*	P*	SP*	X	P*
Landscaping company	X	X	X	X	X	X	P*	X	X	P*
Large scale retail establishment	X	X	X	X	X	X	P*	X	X	X
Lawn care service	X	X	P*	P*	X	P*	P*	X	X	P*
Medical and dental offices	X	SP*	SP*	SP*	SP*	SP*	P*	SP*	X	X
Motel	X	X	X	X	X	X	P*	X	X	SP*
Nursing home	X	SP*	SP*	SP*	X	X	P*	X	X	X
Parking, Commercial	X	SP*	X	SP*	X	SP*	P*	X	X	P*
Pawn shop	X	X	X	X	X	X	P*	X	X	X
Payday lending	X	X	X	X	X	X	P*	X	X	X
Professional offices	X	SP*	SP*	SP*	P*	P*	P*	SP*	X	SP*
Restaurant	X	X	SP*	SP*	P*	P*	P*	SP*	X	SP*
Retail sales	X	X	X	X	P*	P*	P*	SP*	SP*	SP*
School, commercially operated	X	X	SP*	SP*	SP*	SP*	P*	X	X	SP*
Self-service storage facility	X	X	SP*	SP*	X	SP*	P*	X	X	P*
Shopping center or mall	X	X	X	X	X	X	P*	X	X	X
Shopping plaza	X	X	X	SP*	SP*	SP*	P*	X	X	X
Small engine repair shop	X	X	SP*	X	X	SP*	P*	X	X	P*
Substance abuse rehabilitation center	X	X	SP*	X	X	X	P*	X	X	P*
Supermarket	X	X	SP*	X	X	SP*	P*	X	X	X
Tattoo studio	X	X	X	X	X	X	P*	X	X	X
Taxi cab/personal transport service	X	X	X	X	X	X	P*	X	X	P*
NON-RESIDENTIAL USES: INDUSTRIAL USES										
Auto wrecking yard	X	X	X	X	X	X	X	X	X	SP*
Bakery, wholesale	X	X	X	X	X	X	P*	X	X	P*
Bottle redemption center	X	X	X	X	X	X	P*	X	X	P*
Bulk storage	X	X	X	X	X	X	X	X	SP*	SP*
Cold storage facility	X	X	X	X	X	X	P*	X	X	P*
Earthmoving operations	X	X	X	X	X	X	X	X	X	SP*

Type of Use	Zoning District									
	TN1	TN2	SR	UR	TD	TB	CB	WA	MH	IN
Excavation	X	X	X	X	X	X	X	X	X	SP*
Food processing facility	X	X	X	X	X	X	SP*	X	X	P*
Industrial use, heavy	X	X	X	X	X	X	X	X	X	P*
Industrial use, industrial park	X	X	X	X	X	X	X	X	X	SP*
Industrial use, light	X	X	X	X	X	X	X	X	X	P*
Industrial use, service	X	X	X	X	X	X	X	X	X	P*
Industrial use, waterfront	X	X	X	X	X	X	X	X	SP*	P*
Laboratory, industrial	X	X	X	X	X	X	X	X	X	P*
Lumberyard	X	X	X	X	X	SP*	P*	X	X	P*
Open storage yards	X	X	X	X	X	X	X	X	X	SP*
Recycling center	X	X	X	X	X	X	X	X	X	P*
Trucking terminals	X	X	X	X	X	X	X	X	X	P*
Warehouse	X	X	X	X	X	X	X	X	P*	P*
NON-RESIDENTIAL USES: RECREATIONAL USES										
Boathouse	X	X	X	X	X	X	X	SP*	SP*	SP*
Golf course	X	X	P*	X	X	X	X	X	X	X
Marina, commercial	X	X	X	X	X	X	X	SP*	X	X
Outdoor recreation	X	X	SP*	X	X	X	X	SP*	X	X
Recreational facility, indoor	X	X	SP*	SP*	SP*	SP*	P*	SP*	SP*	SP*
Recreational use, waterfront	X	X	SP*	X	SP*	X	X	SP*	SP*	SP*
Yacht club, private marina	X	X	X	X	X	X	X	SP*	SP*	X
NON-RESIDENTIAL USES: OTHER USES										
Accessory uses	P	P	P	P	P	P	P	P	P	P
Agricultural use	X	X	SP*	X	X	X	X	X	X	X
Airport	X	X	X	X	X	X	X	X	X	X
Broadcasting facilities	X	X	X	X	X	X	SP*	X	X	P*
Landfill	X	X	X	X	X	X	X	X	X	X
Public utility facilities	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	P*
Small Craft Marine Fueling Facility	X	X	X	X	X	X	X	SP*	SP*	SP*
Transportation terminal	X	X	X	X	X	X	X	X	X	P*
NON-RESIDENTIAL USES: ADULT USES										
Adult arcades	X	X	X	X	X	X	X	X	X	P^*
Adult bookstores	X	X	X	X	X	X	X	X	X	P^*
Adult video stores	X	X	X	X	X	X	X	X	X	P^*
Adult cabarets	X	X	X	X	X	X	X	X	X	P^*
Adult motion-picture theaters	X	X	X	X	X	X	X	X	X	P^*
Adult theaters	X	X	X	X	X	X	X	X	X	P^*
Escort agencies	X	X	X	X	X	X	X	X	X	P^*
Nude model studios	X	X	X	X	X	X	X	X	X	P^*

Notes:

*Site plan required

^Use permitted subject to any restrictions in this Chapter.