

ZONING

305 Attachment 2

Village of Adams

Schedule II - Lot Dimensions

[Amended 12-17-1990 by L.L. No. 3-1990; 5-23-2005 by L.L. No. 3-2005]

District and Use	Max. Lot Coverage	Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Building Height
RESIDENTIAL - RES							
Permitted Uses	50%	15,000 sq. ft.*	100 ft.	30 ft.	15 ft.	25 ft.	35 ft.
Accessory Uses				30 ft.	6 ft.	6 ft.	20 ft.
Special/Site Plan Uses	50%	15,000 sq. ft.	100 ft.	30 ft.	15 ft.	25 ft.	45 ft.
Lot of Record	50%	7,500 sq. ft.	50 ft.	30 ft.	6 ft.	25 ft.	35 ft.
GENERAL COMMERCIAL - GC							
Permitted Uses		3,000 sq. ft.	50 ft.	15 ft.		15 ft.	50 ft.
Accessory Uses			50 ft.	15 ft.		15 ft.	50 ft.
Other Permitted and Special/Site Plan Uses		3,000 sq. ft.	50 ft.	15 ft.		15 ft.	50 ft.
Lot of Record		1,500 sq. ft.	25 ft.	15 ft.		10 ft.	50 ft.
INDUSTRIAL DISTRICT - IND							
Permitted Uses		15,000 sq. ft.	100 ft.	30 ft.	20 ft.	25 ft.	50 ft.
Accessory Uses				30 ft.	20 ft.	25 ft.	50 ft.
Special/Site Plan Uses		15,000 sq. ft.	100 ft.	30 ft.	20 ft.	25 ft.	50 ft.
Lot of Record		7,500 sq. ft.	50 ft.	30 ft.	20 ft.	25 ft.	50 ft.
PLANNED DEVELOPMENT - PD (Floating)							
All permitted uses	All lot dimensions for permitted uses, as noted, will be waived and will be at the discretion of the Planning Board and Village Board as per the requirements of Article VIII and Article XII.						35 ft. (all structure)

* Minimum lot area - 15,000 square feet for one and two family dwellings, and an additional 5,000 square feet for each additional unit.