73 Attachment 1

Town of Chenango

§ 73-44. Attachment I: Schedule of Regulations, R Residential District.

[Amended 7-16-1979; 7-18-1983; 11-6-1989; 4-15-1996 by L.L. No. 2-1996; 6-15-1998 by L.L. No. 1-1998; 5-5-2008 by L.L. No. 2-2008; 10-3-2016 by L.L. No. 2-2016; 6-1-2020 by L.L. No. 3-2020; 8-4-2021 by L.L. No. 2-2021; 5-18-2022 by L.L. No. 3-2022; 11-16-2022 by L.L. No. 6-2022]

Permitted Uses[1]		Density (per acre)	Lot Size		Yards						Maximum Building Lot Coverage (percent)	Building Height		Minimum Floor Area (square feet)	Off-Street Parking	Loading	Site Plan	Signs	Remarks
					Principal Use			Accessory Use											
Principal	Accessory		Area (square feet)	Dimensions (feet)	Front (feet)	Side (feet)	Rear (feet)	Front	Side (feet)	Rear (feet)		Principal (feet)	Accessory (feet)						
1. 1-family dwelling 2. (Reserved) 3. Churches and other places of worship, parish house and convents 4. Schools; public, parochial, nursery, elementary and secondary 5. Public buildings and uses 6. Public parks and recreation areas. 7. Permitted by special permit (Article IV, § 73-12) a. Electrical distribution, substations or other public utility. b. Professional office as part of residence c. More than two accessory buildings d. Home occupation as part of residence	1. Maximum of two customary buildings/structures (each building not to exceed 288 square feet) and uses not for commercial purposes, i.e., lawn shed or swimming pool (with pool house). Exceeding the maximum of two requires a special permit 2. One unoccupied recreational vehicle behind the front building line 3. One detached garage (not to exceed 1,500 square feet) or one carport (not to exceed 200 square feet) to accommodate vehicles 4. A building permit is required for all accessory buildings/structures 5. Roof-mounted solar system	3 2	12,000 (1-family dwelling)	Minimum width and minimum depth: 100 feet	30 or average of building setbacks 30 feet in each direction, whichever is less	10[2]	25	Behind principal use	5	5	30	40	16	750	1. Two spaces per residential use 2. See Article VI, § 73-20	1 space per each nonresidential use	Required for all nonresidential uses; see Article VIII, § 73-28	1. One professional sign (2 square feet) 2. For sale/for rent sign (6 square feet) 3. Each permitted nonresidential use (16 square feet) 4. Temporary real estate development sign (36 square feet) 5. Directional sign (3 square feet)	1. Only one single-family dwelling is allowed on a lot. 2. All living space within a single-family dwelling will contain no separate exterior entrance(s) to the dwelling except those used for a single-family dwelling.

NOTES:

[1] Any use not expressly permitted under this section is hereby expressly excluded.

[2] Footprint of principal structure including any detached or attached garage or carport must be at least 10 feet.