

ZONING

190 Attachment 2

CITY OF BATAVIA SCHEDULE I [Amended 2-8-1999; 10-25-1999]

D I S T	PRINCIPAL Uses not listed: use first line for each district	MINIMUM ¹		MAXIMUM COVERAGE (%)	MAXIMUM ² HEIGHT (feet)	MINIMUM YARDS (feet) Side ³			
		Lot Area (square feet)	Frontage (feet)			Frnt	Min	Tot.	Rear
R-1	One-family	8,000	75	25	35	20	8	20	35
	Place of worship	12,000	90	25	35	25	10	25	35
	Public building	12,000	90	25	35	25	10	25	35
R-1A	One-family	8,000	75	25	35	20	8	20	35
	Two-family	10,000	75	25	35	20	8	20	35
	Place of worship	12,000	90	25	35	25	10	25	35
	Public building	12,000	90	25	35	25	10	25	35
R-2	One-family	8,000	75	25	35	20	8	20	35
	Two-family	10,000	75	25	35	20	8	20	35
	Multifamily (Additional each family over 2)	+3,000	75	25	35	20	8	20	35
	Place of worship	12,000	90	25	35	25	10	25	35
	Public building	12,000	90	25	35	25	10	25	35
R-3	One-family	5,000	50	30	40	20	8	20	35
	Two-family	6,000	50	30	40	20	8	20	35
	Multifamily (Additional each family over 2)	+1,500	50	30	40	20	8	20	35
	Place of worship	7,500	60	30	40	25	10	25	35
	Public building	7,500	60	30	40	25	10	25	35
	Large-scale multi- family developments	Min 6 units not over 20 per acre	75	30	40	25	15	30	35
	Professional offices ⁴	10,000	75	30	40	35	12	25	35
	High rise apartment ⁵		100	40	40	35	35	35	35
C-1	Limited commercial	5,000	50	30	40	20	12	25	35
	One-family	5,000	50	30	40	20	12	25	35
	Two-family	6,000	50	30	40	20	12	25	35
	Multifamily (Additional each family over 2)	+1,500	50	30	40	20	12	25	35
	High rise apartments	1 d.u. per 650 sq. ft. lot area	100	40	40	35	35	35	35
	Large-scale multi- family developments	Min 6 units not over 20 per acre	75	30	40	25	15	30	35
C-2	General commercial	5,000	40	40	40	20	12	25	35
	High rise apartments ⁶	1 d.u. per 650 sq. ft. lot area	100	40	40	35	35	35	35
	Automobile service stations	15,000	125	20	18	25	25	50	35
	Drive-in restaurants	15,000	125	20	18	25	25	50	35
	Cleaning establishments	5,000	40	40	40	20	12	25	35
C-3	Central commercial			100	45				
I-1 and I-2	Industrial			40 ⁶	40	50	15	30	35
	Automobile service stations	15,000	125	20	18	25	25	50	35
	Junkyards	40,000	150	20	24	50	25	50	50
L	Land conservation								
P	PLANNED DEVELOPMENT REQUIREMENTS SPECIFICALLY DETERMINED FOR EACH DEVELOPMENT								

NOTES:

- ¹ May be varied according to the preceding provision of Article VIII.
- ² Towers and steeples may extend to a height of 80 feet maximum.
- ³ The side yard of corner lot adjacent to a street shall be considered as a front yard.
- ⁴ Minimum yard requirements are for new construction only.

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- ⁵ For every foot the building height is in excess of 70 feet, the minimum yard requirements shall be increased by 1/2 of one foot.
- ⁶ Parking and loading space shall not cover more than an additional 40% of the lot.