

ZONING

215 Attachment 1

Village of LeRoy Zoning Schedule A

District	Permitted Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yards			Maximum Height (feet)	Maximum Lot Coverage	Site Plan
				Front (feet)	Rear (feet)	Side (feet)			
R-1	Single-family	14,000	95	35	35	12	35	20%	No
	Nonresidential	30,000	150	35	35	20	35	20%	Yes
R-2	Single-family	10,000	85	25	35	10	35	30%	No
	Two-family	12,000	95	25	35	10	35	30%	Yes
	Multifamily ¹	+2,000	100	35	35	20	35	30%	Yes
	Nonresidential	30,000	150	35	35	20	35	30%	Yes
R-3	Single-family	8,000	65	25	35	10	40	40%	No
	Two-family	10,000	75	25	35	10	40	40%	Yes
	Multifamily ¹	+2,000	80	30	35	20	40	40%	Yes
	Nonresidential	30,000	150	30	35	20	40	40%	Yes
C-1	Nonresidential ²	10,000	100	20	35	12	40	30%	Yes
C-2	Nonresidential ²	-- ³	-- ³	-- ³	-- ³	-- ³	45	100%	Yes
I-1	Industrial	-- ³	-- ³	50	35	20	40	40%	Yes
FPO	Floodplain Overlay -- Refer to § 215-35								

NOTES:

- ¹Two-family lot size, plus 2,000 square feet per dwelling unit for each unit over two.
- ²Dimensional criteria for residential uses determined through site plan review process.
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- ⁴Minimum lot depth for residential lots is 100 feet.