

ZONING

220 Attachment 2

Village of Elmira Heights

SCHEDULE II - For Permitted Uses Only
Regulations Governing the Size of Lots, Yards and Buildings for Permitted Uses Only
[Amended 1-4-1996 by L.L. No. 1-1996]

| Type of Regulation | Zoning District | | | | | | | | |
|--|-----------------|-------|-------------|-------|--------|-------|-------|-------|--------|
| | R-1 | | R-2 and R-3 | | R-3 | C-1 | C-2 | I-1 | I-2 |
| | SF | TF | SF | TF | MF | | | | |
| Minimum lot size | | | | | | | | | |
| Area (square feet) | 7,500 | 8,000 | 5,000 | 7,500 | 10,000 | 5,000 | 5,000 | 5,000 | 10,000 |
| Width (feet) | 75 | 75 | 50 | 75 | 100 | 50 | 50 | 50 | 100 |
| Depth (feet) | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Average lot area per dwelling unit (square feet) | 7,500 | 4,000 | 5,000 | 3,250 | 2,500 | -- | -- | -- | -- |
| Minimum yards (feet) | | | | | | | | | |
| Front yard | 30 | 30 | 25 | 25 | 25 | 25 | 25 | 20 | 25 |
| Rear yard | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 35 | 25 |
| Each side yard | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| Maximum building height for the principal building | | | | | | | | | |
| Number of stories | 2 1/2 | 2 1/2 | 2 1/2 | 2 1/2 | 3 | 3 | 3 | 2 | 4 |
| Height in feet | 30 | 30 | 30 | 30 | 35 | 35 | 35 | 30 | 40 |
| Maximum building coverage (percent) | 35 | 40 | 40 | 40 | 50 | 100 | 60 | 60 | 60 |

KEY:

- SF -- single-family dwellings
- TF -- two-family dwellings
- MF -- multifamily dwellings

NOTES:

1. This schedule does not apply to special uses. See § 220-15 for regulations governing such special uses.
2. See Article V for other additional regulations governing accessory structures, signs, off-street parking and loading and nonconforming uses and lots.