

ZONING

132 Attachment 1

Town of Naples Schedule of Regulations

[Amended 7-10-2006 by L.L. No. 6-2006; 7-9-2007 by L.L. No. 2-2007; 4-13-2009 by L.L. No. 1-2009; 3-2-2021 by L.L. No. 1-2021; 4-5-2022 by L.L. No. 2-2022]

	Minimum Lot Size	Minimum Width (feet)	Setbacks			Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area ⁴ (square feet)
			Front (feet)	Back (feet)	Side (Both) (feet)			
Ag District								
Agricultural activities	10 acres	200	-	-	-	-	-	-
Single-family	3 acres	200	50	60	40 (80)	35	30%	700
Single-family cluster development	1.5 acres	175	50	60	40(80)	35	35%	700
Two-family	3 acres	200	50	60	40 (80)	35	30%	1,720
Municipal structures	1 acre	200	50	60	40 (80)	35	30%	-
Small-scale mines ¹	5 acres	200	80	80	100	-	-	-
Campgrounds ¹	10 acres	200	300	300	300	-	-	-
Dog kennels ¹	3 acres	200	200	200	200	-	-	-
Utilities ¹	1 acre	200	80	60	40 (80)	35	30%	-
Agricultural structure	-	-	80	45	40	-	-	-
Large-scale comm. ¹	100 acres	500	200	300	300	-	-	-
Quasi-public structure ¹	1 acre	200	100	60	40 (80)	-	-	-
Telecommunications facilities ¹	3 acres	200	-	-	-	-	-	-
R-1 District								
Agricultural activities	10 acres	150	-	-		-	-	-
Single-family	30,000 s.f.	150	50	50	35 (65)	35	35%	700

NOTES:

¹ Denotes special use or special exception.

² Denotes lots served by public water.

³ At least 1/3 of all motel units shall contain 300 square feet of living area.

⁴ Mobile home: minimum floor area of no less than 700 square feet.

NAPLES CODE

Town of Naples
Schedule of Regulations
(cont'd)

	Minimum Lot Size	Minimum Width (feet)	Setbacks			Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area ⁴ (square feet)
			Front (feet)	Back (feet)	Side (Both) (feet)			
R-1 District (cont'd)								
Double-family	34,000 s.f.	150	50	50	40 (75)	35	35%	1,720
All other uses	30,000 s.f.	150	75	50	40 (75)	35	35%	1,000
Public utility	30,000 s.f.	150	75	50	40 (75)	35	35%	-
Single-family cluster ¹	See § 132-28							
Parks (private, semi-private) ¹	5 acres	200	75	50	50 (100)	-	-	-
Quasi-public structure ¹	30,000 s.f.	150	75	50	40 (75)	-	-	-
R-2 District²								
Single-family	25,000 (20,000) s.f.	125	50	40	20 (35)	35	-	700
Double-family	27,000 (25,000) s.f.	150	50	40	35 (65)	35	-	1,720
All other uses	25,000 (20,000) s.f.	150	50	40	35 (65)	35	-	1,000
Public utilities ¹	25,000 (20,000) s.f.							
Single-family cluster ¹	See § 132-28							
Parks ¹	5 acres	200	75	50	50 (100)	-	-	-
Quasi-public structure ¹	1 acre	150	75	50	50 (100)	35	-	-

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			Front (feet)	Back (feet)	Side (Both) (feet)			
M-D District								
Multiple-family dwelling ¹	25,000 (20,000) s.f.	See § 132-20						
AU District								
Adult use	30 acres	1,065	500	500	500 (1,000)	35	3.5%	750
C-1 District								
General retail and service uses	20,000 s.f.	200	80	60	40 (100)	35	40%	900
Wholesale uses	22,000 s.f.	200	80	60	50 (110)	35	45%	-
Motels, hotels	30,000 s.f.	200	80	60	50 (110)	35	50%	175 ³
Gasoline service stations ¹	20,000 s.f.	200	80	60	40 (100)	35	35%	900
Auto, mobile home sales, equipment sales ¹	25,000 s.f.	200	80	60	40 (100)	35	45%	900
Mobile home parks ¹	5 acres	See § 132-41						
Utilities ¹	20,000 s.f.	150	80	60	40 (100)	35	40%	900
Quasi-public structure ¹	20,000 s.f.	150	80	60	50 (100)	-	-	-
I-1 District								
All uses	5 acres	200	80	60	40 (100)	35	-	1,200
L-C District								
All uses shall conform to the district requirements of which the L-C District superimposes								

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			Front (feet)	Back (feet)	Side (Both) (feet)			
NYS Rt. 21 (Cohocton Street)/NYS Rt. 53 Multiple Use District								
All uses		60	30 ⁵	25	15		40%	

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⁵ The front line of the building shall remain in line with the rest of the buildings.