

ZONING

170 Attachment 2

Town of South Bristol

Schedule of District Regulations
[Added 12-9-2024 by L.L. No. 1-2024]

| Zoning District | Minimum | | | Minimum Setbacks* (feet) | | | Maximum Building Height (feet) | Maximum Lot Coverage |
|------------------------------|---------------------------|----------------------|-------------------------|-----------------------------|------|--------|-----------------------------------|----------------------|
| | Lot Area (square feet) | Size Width (feet) | Lake Frontage (feet) | Front | Side | Rear** | | |
| (LR) Lake Residential | 10,000 | 50 | 100 | 50 | 10 | 25 | 35 | 20%*** |
| (R-1) 1-Acre Residential | 1 acre | 100 | 100 | 50 | 10 | 25 | 35 | 20%*** |
| (R-3) 3-Acre Residential | 3 acres | 100 | 100 | 50 | 10 | 25 | 35 | 20%*** |
| (R-5) 5-Acre Residential | 5 acres | 100 | — | 50 | 10 | 25 | 35 | 20% |
| (NC) Neighborhood Commercial | 1 acre | 100 | — | 50 | 10 | 25 | 35 | 20% |
| (C-1) Light Commercial | 1 acre | 150 | 100 | 50 | 20 | 30 | 35 | 50% |
| (C-2) Commercial | 1 acre | 150 | — | 50 | 20 | 30 | 35 | 50% |
| (PD) Planned Development | See § 170-20. | | | | | | | |

NOTES:

* Setbacks may differ for overlay districts and certain special uses. (Refer to text.)

** Stairways within 25 feet of the mean high-water line of Canadaigua Lake are exempt from rear setback requirements.

*** No lakefront lot or parcel bisected by a public or private road shall exceed 40% lot coverage on the lakeside portion of the lot or parcel and shall not exceed the 20% allowable lot coverage for the entire lot or parcel.