

ZONING

157 Attachment 2

Village of Canajoharie

SCHEDULE B
Schedule of Area and Bulk Regulations
[Added 7-7-2020 by L.L. No. 4-2020]

	Minimum Lot Size		Required Setbacks			Maximum Height ¹	Maximum Lot Coverage ²	Parking Required ³
	Area	Width	Front	Side	Rear			
1- or 2-family dwellings	10,000 square feet	100 feet	25 feet	10 feet	25 feet	35 feet	30%	2 spaces per dwelling unit
3- or 4-family dwellings	3,000 sf/du	100 feet	25 feet	10 feet	25 feet	35 feet	30%	
Multiple-family dwellings	3,000 sf/du	100 feet	25 feet	20 feet	50 feet	45 feet	40%	
Rowhouses or townhouses	3,000 sf/du	200 feet	50 feet	25 feet	50 feet	35 feet	40%	
Mobile home parks	5 acres	200 feet	50 feet	25 feet	50 feet	35 feet	40%	
Houses of worship	2 acres	150 feet	50 feet	25 feet	50 feet	45 feet	25%	1 space/10 seats
Public or parochial schools	5 acres	200 feet	50 feet	25 feet	50 feet	45 feet	25%	2 spaces/classroom
Public parks or playgrounds	2 acres	150 feet	—	—	—	—	—	
Public utility stations/structures	1 acre	150 feet	25 feet	10 feet	25 feet	35 feet	30%	
Retail establishments	10,000 square feet	100 feet	≥5 feet from abutting residences			45 feet	80%	1 space/300 square feet
Eating and drinking establishments	10,000 square feet	100 feet	25 feet	10 feet	25 feet	45 feet	50%	1 space/4 seats
Nursing homes	10,000 square feet	100 feet	30 feet	25 feet	50 feet	45 feet	30%	1 space/4 beds
Professional offices	10,000 square feet	100 feet	20 feet	10 feet	25 feet	45 feet	30%	1 space/300 square feet
Hotels or motels	5 acres	350 feet	100 feet	100 feet	100 feet	45 feet	40%	1 space/guest room
Farms and farm operations	5 acres	200 feet	25 feet	10 feet	25 feet	35 feet	25%	
All other commercial uses	10,000 square feet	100 feet	25 feet	10 feet	25 feet	45 feet	30%	1 space/250 square feet
Industrial Uses								
Manufacturing	3 acres	200 feet	50 feet	25 feet	50 feet	70 feet	50%	1 space/400 square feet
All other industrial uses	3 acres	200 feet	50 feet	25 feet	50 feet	45 feet	40%	
Planned Development								
Residential	5 acres	200 feet	25 feet	10 feet	25 feet	35 feet	30%	As required by § 157-26
Commercial	5 acres	500 feet	50 feet	25 feet	50 feet	45 feet	40%	
Manufacturing	5 acres	500 feet	50 feet	25 feet	50 feet	70 feet	50%	
Mixed use	5 acres	500 feet	50 feet	25 feet	50 feet	45 feet	50%	

¹ See § 157-18

² That portion of a lot (expressed as a percentage) occupied by buildings, structures and other impermeable surfaces including driveways, walkways and parking lots.

³ As required by § 157-26