

ZONING

165 Attachment 2

Town of Cazenovia

Table 2
Building, Bulk, Placement and Height Rules for Principal Buildings

District	Minimum Street Frontage (feet)	Minimum Lot Area	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum/Maximum Height	Minimum Side Yard Setback (feet)	Minimum Required Open Space	Maximum Impervious Surface
Rural A	250	3 acres	85/50*	50	1 story/35 feet	25	60%	20%
Rural B	300	3 acres	85/50*	50	1 story/35 feet	35	60%	20%
Lake Watershed and Riparian Corridor	250	3 acres with width 200 feet	85/50*	50 ²	1 story/35 feet ¹	25		
Agriculture Overlay	150	7 acres ³	85/50*	50	100 feet farm 35 feet others	25		
New Woodstock Hamlet Overlay	75	20,000 square feet ⁴	45	30	1 story/35 feet	10		
New Woodstock Central Business Overlay	75	20,000 square feet ⁴	45	30	1 story/35 feet	10		
Commercial Overlay	Subject to dimensional area and yard regulations of underlying base zoning. See § 165-38.							
Industrial Overlay	Subject to dimensional area and yard regulations of underlying base zoning. See § 165-42.							
Wellhead Protection Overlay	Subject to the impervious coverage and lot size requirements found at § 165-46							
Village Edge Overlay North		8,000 square feet ⁵ (residential) 20,000 square feet (commercial)	20	30	1/2 story 1/3 story ⁶	10 feet (residential) 20 feet (commercial)		50% (residential) 80% (commercial)
Village Edge Overlay South		8,000 square feet (residential) 20,000 square feet (commercial)	20	30	1/2 story	10 feet (residential) 20 feet (commercial)		40% (residential) 50% (commercial)

CAZENOVIA CODE

NOTES:

This guide is a general overview of zoning district requirements. Specific language of the Zoning Law shall be the authoritative source.

* Eighty-five feet from center line of abutting street or 50 feet from the front property line, whichever is further.

¹ No structure, other than a church or school, shall be erected or altered to a height in excess of 35 feet (as measured to the highest point of the roof).

² No part of a structure or septic system may be constructed within 100 feet of Cazenovia Lake.

³ Farm and farm-related uses: 7 acres; residential uses: subject to conservation subdivision requirements referenced in Chapters 146 (Subdivision of Land) and 146A (Conservation Subdivisions).

⁴ With proof of public water and adequate septic disposal capacity.

⁵ Single-family residential: 8,000 square feet; two-family residential: 16,000 square feet; multifamily and commercial: 20,000 square feet.

⁶ Multifamily and commercial/mixed use.