

ZONING

500 Attachment 1

Village of Corinth

Schedule 1 Use, Area and Bulk Regulations

Village Residential I (VR-I) [Amended 6-1-2015 by L.L. No. 2-2015; 12-5-2018 by L.L. No. 2-2018; 8-3-2022 by L.L. No. 1-2022]

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Day-care facility	10,000	100	15	10	15	30%
Single-family dwelling	10,000	100	15	10	15	30%
Two-family dwelling	10,000	100	15	10	15	30%
Accessory use	—	—	—	—	—	—
Home occupation - Class I	—	—	—	—	—	—
Site Plan Review Uses						
Bed-and-breakfast	15,000	150	25	20	15	60%
Church/place of worship	30,000	150	25	20	15	60%
Cultural facility	30,000	150	25	20	15	60%
Group home/assisted living community	30,000	150	25	20	15	60%
Medical clinic/nursing home	30,000	150	25	20	15	60%
Multifamily dwelling ¹	15,000	100	25	20	15	40%
Townhouse ¹	15,000	100	25	20	15	40%
Train station	43,560	50	25	25	15	60%
Home occupation - Class II	—	—	—	—	—	—

NOTE:

¹ 2,500 square feet per unit shall be added to the required minimum lot area for each additional unit after the first 3 units.

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Village Residential II (VR-II) [Amended 12-5-2018 by L.L. No. 2-2018]

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Day-care facility	10,000	100	15	10	15	30%
Single-family dwelling	10,000	100	15	10	15	30%
Two-family dwelling	10,000	100	15	10	15	30%
Mobile home	10,000	100	15	10	15	30%
Accessory use	—	—	—	—	—	—
Home occupation - Class I	—	—	—	—	—	—
Site Plan Review Uses						
Bed-and-breakfast	15,000	150	25	20	15	60%
Church/place of worship	30,000	150	25	20	15	60%
Cultural facility	30,000	150	25	20	15	60%
Group home/assisted living community	30,000	150	25	20	15	60%
Medical clinic/nursing home community	30,000	150	25	20	15	60%
Multifamily dwelling ¹	15,000	100	25	20	15	40%
Townhouse ¹	15,000	100	25	20	15	40%
Home occupation - Class II	—	—	—	—	—	—

NOTE:

¹ 2,500 square feet per unit shall be added to the required minimum lot area for each additional unit after the first 3 units.

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Suburban Residential (SR)

	Minimum Lot Area	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Day-care facility	1 acre	100	40	20	15	30%
Single-family dwelling	1 acre	100	40	15	15	30%
Two-family dwelling	1 acre	150	40	15	15	30%
Accessory use	—	—	—	—	—	—
Home occupation - Class I	—	—	—	—	—	—
Site Plan Review Uses						
Bed-and-breakfast	1 acre	150	40	20	15	20%
Campground	5 acres	150	40	20	15	60%
Church/place of worship	1 acre	150	25	20	15	60%
Conference center	5 acres	150	40	20	15	60%
Cultural facility	1 acre	150	40	20	15	60%
Educational facility	5 acres	150	40	20	15	60%
Group home/assisted living community	1 acre	150	40	20	15	60%
Multifamily dwelling	1 acre	150	40	20	15	60%
Retirement community	5 acres	150	40	20	15	60%
Townhouse	1 acre	150	40	20	15	60%
Home occupation - Class II	—	—	—	—	—	—

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Village Business (VB)

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Bank (without drive-through)	5,000	50	—	—	—	100%
Business with residence above	5,000	50	—	—	—	100%
Convenience store (no gas)	5,000	50	—	—	—	100%
Cultural facility	5,000	50	—	—	—	100%
Eating and drinking establishments	5,000	50	—	—	—	100%
Office	5,000	50	—	—	—	100%
Personal/professional service	5,000	50	—	—	—	100%
Retail/wholesale store	5,000	50	—	—	—	100%
Site Plan Review Uses						
Auction hall	10,000	100	—	—	—	100%
Bank (with drive-through)	5,000	100	—	—	—	100%
Bed-and-breakfast	5,000	50	—	—	—	100%
Church/place of worship	20,000	50	—	—	—	100%
Club/lodge	10,000	50	—	—	—	100%
Commercial lodging	20,000	50	—	—	—	100%
Funeral home	5,000	50	—	—	—	100%
Gasoline station	5,000	50	—	—	—	100%
Medical clinic/nursing home	10,000	50	—	—	—	100%
Multifamily dwelling*	15,000	50	—	—	—	100%
Recreation-based business	5,000	50	—	—	—	100%
Retirement community*	15,000	50	—	—	—	100%
Two-family dwelling	5,000	50	—	—	—	100%
Veterinary clinic/hospital	10,000	50	—	—	—	100%

*** NOTES:**

- (1) At least one parking space per dwelling unit
- (2) Maximum allowable density will be based upon the property's total acreage and ability to accommodate the required parking, stormwater, and other necessary infrastructure.

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Gateway Corridor (GC)

[Amended 8-3-2022 by L.L. No. 1-2022]

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Day-care facility	10,000	100	30	15	15	20%
Single-family dwelling	10,000	100	15	15	15	30%
Two-family dwelling	10,000	100	15	15	15	40%
Home occupation - Class I	—	—	—	—	—	—
Accessory uses	—	—	40	10	20	—
Site Plan Review Uses						
Auction hall	10,000	100	40	20	15	60%
Bank	10,000	200	40	20	15	60%
Bed-and-breakfast	10,000	300	75	50	75	60%
Car wash	20,000	200	40	20	15	60%
Church/place of worship	10,000	200	50	30	50	60%
Club/lodge	10,000	100	50	30	50	60%
Commercial lodging	40,000	300	75	50	75	60%
Convenience store	30,000	150	40	20	15	60%
Cultural facility	10,000	100	40	20	15	60%
Eating and drinking establishments	10,000	100	75	50	75	60%
Educational facility	10,000	100	40	20	15	60%
Funeral home	20,000	200	60	30	50	60%
Gasoline station	30,000	150	75	50	75	60%
Group home/assisted living community	20,000	150	40	20	15	60%
Medical establishment	40,000	200	40	20	15	60%
Motor vehicles repair, sales, service	40,000	200	40	20	15	60%
Nursery and greenhouse	1 acre	200	40	20	15	60%
Office	10,000	100	40	20	15	60%
Personal or professional service	10,000	100	40	20	15	60%
Residence, multifamily	20,000	100	40	20	15	60%
Retail/wholesale store	20,000	100	40	20	15	60%
Retirement community	5 acres	200	40	20	15	60%
Veterinary clinic/hospital	10,000	250	75	60	75	60%
Home occupation - Class II	—	—	—	—	—	—

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	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Special Permit Use Review Uses						
Commercial storage unit	65,340	100	50	25	25	80%

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Secondary Gateway Corridor (SGC)

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Day-care facility	10,000	100	40	20	15	40%
Single-family dwelling	10,000	100	15	15	15	30%
Two-family dwelling	10,000	100	15	15	15	40%
Accessory uses	—	—	—	—	—	—
Home occupation - Class I	—	—	—	—	—	—
Site Plan Review Uses						
Bed-and-breakfast	10,000	100	40	20	15	60%
Commercial lodging	40,000	300	75	50	75	60%
Cultural facility	10,000	150	40	20	15	60%
Educational facility	10,000	100	40	20	15	60%
Funeral home	20,000	100	60	30	50	60%
Group home/assisted living community	20,000	150	40	20	15	60%
Multifamily dwelling	20,000	100	40	20	15	60%
Office	10,000	100	40	20	15	60%
Place of worship	10,000	100	50	30	50	60%
Home occupation - Class II	—	—	—	—	—	—

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Industrial (I)

	Minimum Lot Area	Minimum Lot Width (feet)	Setbacks (feet)			Maximum Lot Coverage
			Front	Rear	Side	
Permitted Uses						
Manufacturing industry	2 acres	200	50	25	25	80%
Industry	2 acres	200	50	25	25	80%
Warehouse	2 acres	200	50	25	25	80%
Research and development facility	2 acres	200	50	25	25	80%
Commercial storage unit	2 acres	200	50	25	25	80%
Accessory uses	—	—	—	—	—	—
Site Plan Review Uses						
Adult entertainment uses	1 acre	200	75	50	50	80%
Automobile repair	1 acre	200	75	50	50	80%

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East Palmer Neighborhood Overlay District (EP-NOD)

[Added 10-15-2014 by L.L. No. 3-2014]

			Setbacks			
	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Front	Rear	Side	Maximum Lot Coverage
Special Use Review Uses						
Retail/wholesale store (without drive-through)*	10,000	100	15	10	15	60%
Personal and professional services businesses (without drive-through)	10,000	100	15	10	15	60%
Eating and drinking establishments (without drive-through)	10,000	100	15	10	15	60%
Offices	10,000	100	15	10	15	60%
Mixed-use buildings**	15,000	150	15	10	15	60%

NOTES:

* No greater than 1,500 square feet of sales floor area.

** Nonresidential on the first floor of the building and multifamily units on upper floors.