

ZONING

640 Attachment 1

City of Fulton

Schedule A Zoning District Rules and Regulations [Amended 9-23-2025 by L.L. No. 13-2025]

District	Permitted Principal Use	Permitted Accessory Use	Permitted Use with Site Plan Approval	Minimum Lot Size		Maximum Percentage of Lot Occupied By	Minimum Habitable Floor Area per Dwelling Unit	Maximum Height of Building or Structure	Minimum Yard Setbacks (feet)			
				Area (square feet)	Width (feet)				Front	One Side	Total Two Sides	Rear
R-1	See § 640-7B			10,000	80	Principal building 25%	900	24	25	10	25	50
		See § 640-7C				Accessory structures and impervious surfaces 25%		15		5	10	5
			See § 640-7D	15,000	120	Principal building, accessory structures and impervious surfaces 50%		24	25	10	25	50
R-1A	See § 640-8B			8,000	60	Principal building 25%	720	24	25	5	15	40
		See § 640-8C				Accessory structures and impervious surfaces 25%		15	25	5	10	5
			See § 640-8D	10,000	80	Principal building, accessory structures and impervious surfaces 50%		24	25	10	25	40

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R-2	See § 640-9B			8,000	60	Principal building 25%	600	24	25	5	15	40
		See § 640-9C				Accessory structure impervious surfaces 25%		15		5	10	5
			See § 640-9D			Principal building, accessory structures and impervious surfaces 50%		24	25	5	15	40
R-2A			See §§ 640-10A, B and C	4,750 per single dwelling unit	50	Principal building 25%	720	24	25	5	15	40
			See § 640-10A	3,800 per dwelling unit for end units of row housing	40	Principal building 25%	720	24	25	10	20	40
		See § 640-10				Accessory structures and impervious surfaces 15%		15		5	10	5

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				Area (square feet)	Width (feet)				Front	One Side	Total Two Sides	Rear
R-2A			See § 640-10A	2,850 per dwelling unit for interior units of row housing	30	Principal building 35%	720	24	25	—	—	40
		See § 640-10				Accessory structures and impervious surfaces 1%		15		5	10	5
R-3	See § 640-11B			2,400 per dwelling unit	60	Principal building 25%	600	24	25	10	20	25
		See § 640-11C				Accessory structures and impervious surfaces 25%		15		10	20	10
			See § 640-11D			Principal building, accessory structures and impervious surfaces 50%		24	25	10	20	25

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				Area (square feet)	Width (feet)				Front	One Side	Total Two Sides	Rear
R-4	See § 640-12A			2,000 per dwelling unit	120	Principal building 25%	720	24	30	30	45	40
		See § 640-12E				Accessory building and impervious surfaces 25%		15		10	20	10
			See § 640-12B			Principal building, accessory structures and impervious surfaces 50%		24	30	30	45	40
C-1			See § 640-15B	8,000	60 ⁴	Principal building 35% Accessory structures and impervious surfaces 40%	—	24	25	See Notes 1 and 2	See Notes 1 and 2	See Notes 1 and 2
C-2			See § 640-16B	10,000	80 ⁴	Principal building 40% Accessory use and impervious surfaces 35%	—	24	25	See Notes 1 and 2	See Notes 1 and 2	See Notes 1 and 2
C-2A			See § 640-17B	8,000	60	Principal building 45% Accessory use and impervious surfaces 30%	600	48	—	See Notes 1 and 2	See Notes 1 and 2	See Notes 1 and 2

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				Area (square feet)	Width (feet)				Front	One Side	Total Two Sides	Rear
C-3			See § 640-18	40,000	—	Principal building 50% Accessory use and impervious surfaces 35%	—	48 36	25	See Notes 1 and 2	See Notes 1 and 2	See Notes 1 and 2
M-1			See § 640-19B	40,000	—	Principal building 50% Accessory use and impervious surfaces 25%	—	48 36	25	See Notes 1 and 2	See Notes 1 and 2	See Notes 1 and 2
M-2			See § 640-20	15,000	—	Principal building 50% Accessory use and impervious surfaces 35%	—	48 36	25	See Notes 1 and 2	See Notes 1 and 2	See Notes 1 and 2
R-AP C-AP M-AP			See § 640-21	6,000 8,000 12,000	62 80 120	—	—	—	25	See Note 3	See Note 3	See Note 3

NOTES:

- 1 For screening buffers requirements between Residential and Commercial, Industrial and PUD Districts, see § 640-22.
- 2 Setback and distance separations from interior lot lines and buildings shall be determined per the requirements of 9 NYCRR Executive Vol. B.
- 3 See § 640-21.
- 4 In addition to the minimum lot size requirements stated above, for any proposed new construction, change in occupancy or expansion of an existing business having frontage on the Route 481 corridor, a minimum width of 100 feet of road frontage shall be required for any C-1 or C-2 low-traffic occupancy and a minimum of 150 feet of frontage for any C-1 or C-2 medium-traffic occupancy and a minimum of 200 feet of frontage for any C-1 or C-2 high-traffic occupancy. C-1 and C-2 occupancies shall be as defined in 9 NYCRR Part 703. See § 640-3, Word usage; definitions, for low-, medium-, and high-traffic occupancies. The minimum width of frontage for a strip mall or similar occupancy shall be determined on a case-by-case basis by the Planning Commission. **[Added 12-16-1997]**