

ZONING

207 Attachment 2

Town of Massena Zoning Law Schedule of District Regulations [Amended 8-15-2012 by L.L. No. 2-2012]

District Intent	Principal Permitted Uses (Standard)	Uses Requiring Site Plan Review/Specific Standards	Permitted Accessory Uses	Development Standards				
					A	B	C	D
R-1 One-Family Residence District This district is intended to recognize and protect the integrity and property values of areas suitable for single-family houses of conventional construction or appearance. Single-wide manufactured homes are prohibited but not other forms of manufactured housing, such as modular homes.	1. One-family detached dwellings (1 per lot)	1. Cemeteries 2. Home occupations 3. Membership clubs (golf, internal, veterans, etc.) 4. Nursing and rest homes 5. Places of worship, private schools, and similar uses 6. Permanent signs of any type	1. Noncommercial keeping of household pets 2. Private garages, toolhouses and playhouses 3. Private outdoor swimming pools 4. Satellite dishes	Minimums: Lot area: Lot width: Lot depth: Front yard: Side yard: Rear yard: Living space: Corner lots: Maximums: Lot coverage: Building height: A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water	30,000 sf 150 ft 150 ft 83 ft 20 ft 30 ft 850 sf 83 ft 25% 35 ft	23,000 sf 125 ft 125 ft 83 ft 20 ft 25 ft 850 sf 83 ft 25% 35 ft	23,000 sf 125 ft 125 ft 83 ft 20 ft 25 ft 850 sf 83 ft 25% 35 ft	20,000 sf 100 ft 100 ft 83 ft 20 ft 25 ft 850 sf 83 ft 25% 35 ft

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R-A Residential-Agricultural District This district is intended to recognize and protect the integrity and property values of areas of the Town which are suitable for a variety of residential types and rural livelihoods.	1. R-1 District permitted uses 2. Two-family dwellings 3. Farms (7 acres required; refer to Town of Massena Zoning Code table in § 207-19 for standards)	1. R-1 uses requiring site plan approval 2. Manufactured homes and manufactured home parks 3. Multiple dwellings and conversions to multiple dwellings 4. Nurseries and commercial greenhouses; required acreage varies. Consult Agricultural and Markets for standards. 5. Hobby forms, nonagricultural keeping of livestock, fowl or fur-bearing animals (3 to 5 acres required) 6. Commercial kennels, veterinary clinics, and animals hospitals 7. Railroads, airports, utilities and radio and television stations and their related transmission antennas, towers and other facilities 8. Campgrounds and other recreational facilities 9. Motels and restaurants 10. Boardinghouses or rooming houses	1. Accessory uses permitted in R-1	Minimums:				
				Lot areas:	30,000 sf	30,000 sf	30,000 sf	30,000 sf
				Lot width:	150 ft	150 ft	150 ft	150 ft
				Lot depth:	200 ft	200 ft	200 ft	200 ft
				Front yard:	83 ft	83 ft	83 ft	83 ft
				Side yard:	20 ft	20 ft	20 ft	20 ft
				Rear yard:	30 ft	30 ft	30 ft	30 ft
				Living space:	750 sf	750 sf	750 sf	750 sf
				Corner lots:	83 ft	83 ft	83 ft	83 ft
				Maximums:				
				Lot coverage:	25%	25%	25%	25%
				Building height:	None	None	None	None
A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water								

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N-C Neighborhood Commercial District This district is intended to provide a limited form of hamlet development in areas of the Town located some distance from the Village of Massena. Hamlet development encompasses both residential and related commercial uses.	1. R-A District permitted uses	1. R-1 uses requiring site plan approval 2. Multiple dwellings and conversions to multiple dwellings 3. Motels, restaurants and bars 4. Retail stores, business offices and services of any type, but no larger than 1,000 sf of retail sales area or 500 sf of customer service area 5. Automobile sales, rental, repair and service, including retail gasoline sales and body shops 7. Recreational and entertainment facilities, but no larger than 1,000 sf of public areas 8. Billboards	1. Accessory uses permitted in R-1	Minimums:				
				Lot area:	30,000 sf	30,000 sf	30,000 sf	20,000 sf
				Lot width:	150 ft	150 ft	150 ft	135 ft
				Lot depth:	150 ft	150 ft	150 ft	150 ft
				Front yard:	83 ft	83 ft	83 ft	83 ft
				Side yard:	10 ft	10 ft	10 ft	10 ft
				Rear yard:	30 ft	30 ft	30 ft	30 ft
				Living space:	750 sf	750 sf	750 sf	750 sf
				Corner lot:	83 ft	83 ft	83 ft	83 ft
				Maximums:				
				Lot coverage:	25%	25%	25%	25%
				Building height:	35 ft	35 ft	35 ft	35 ft
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H-C Highway Commercial District This district is intended to provide for a controlled commercial development of areas with access to State Highway 37 via existing roads. Land uses are especially those oriented to the highway and not to the N-C Districts and of the commercial core of the Village of Massena.	1. No standard uses	1. Automobile, truck, farm implement and recreational vehicle sales and service, sales and dismantlers 2. Light industry (manufacturing or assembly) 3. Motels, hotels, restaurants and bars 4. Nursing homes, churches, private clubs 5. Recreational and entertainment facilities, larger than 1,000 sf 6. Retail stores, office buildings and services larger than 1,000 sf of customer service area 7. Veterinary clinics and kennels 8. Billboards 9. Nurseries and commercial greenhouses 10. Storage and warehousing 11. Research and development	1. No standard accessory uses	Minimums:					
				Lot area:	60,000 sf	40,000 sf	40,000 sf	40,000 sf	
				Lot width:	200 ft	200 ft	200 ft	200 ft	
				Lot depth:	300 ft	200 ft	200 ft	200 ft	
				Front yard:	83 ft	83 ft	83 ft	83 ft	
				Side yard:	20 ft*	20 ft*	20 ft*	20 ft*	
				Rear yard:	20 ft**	20 ft**	20 ft**	20 ft**	
				Living space:	N/A	N/A	N/A	N/A	
				Maximums:					
				Lot coverage:	30%	30%	30%	30%	
				Building height:	45 ft	45 ft	45 ft	45 ft	
A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water * Add 20 feet where abutting a residential district boundary. ** Add 100 feet where abutting a residential district boundary.									

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I Industrial District This district is intended to provide for areas in the Town which industrial, manufacturing or other materials handling, processing and/or storage activities may take place with maximum economic and environmental feasibility and with minimum negative impact on residential, agricultural and commercial development.	1. No standard uses	1. Manufacturing, assembling, converting, altering, finishing, cleaning, recycling or any other processing and incidental storage of products and materials 2. Wholesaling, storage and warehousing 3. Junkyards and dismantlers 4. Research laboratories 5. Truck and rail terminals and port facilities, including docking, fueling, loading and unloading 6. Signs 7. Waste storage and/or treatment facilities 8. Adult uses	1. No standard accessory uses	Minimums:				
				Lot area:	80,000 sf	40,000 sf	40,000 sf	40,000 sf
				Lot width:	200 ft	200 ft	200 ft	200 ft
				Lot depth:	200 ft	200 ft	200 ft	200 ft
				Front yard:	108 ft	108 ft	108 ft	108 ft
				Side yard:	50 ft*	50 ft*	50 ft*	50 ft*
				Rear yard:	50 ft**	50 ft**	50 ft**	50 ft**
				Living space:	N/A	N/A	N/A	N/A
				Maximums:				
				Lot coverage:	35%	35%	35%	35%
				Building height:	N/A	N/A	N/A	N/A
A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water * Add 20 feet where abutting a residential district boundary. ** Add 20 feet where abutting a residential district boundary.								