

ZONING

205 Attachment 2

Village of Phoenix

Table B
Schedule of Bulk Regulations
[Amended 7-8-2019 by L.L. No. 4-2019]

Regulation	R-1	RM	NB	R-2	B	CC4
Minimum lot square footage						
One-Family	10,000	10,000	10,000	10,000		4
Two-Family		20,000	20,000	20,000		4
Add for each additional dwelling unit		5,000				4
Other permitted uses	10,000	15,000	10,000	10,000	10,000	4
Minimum lot depth (feet)	125	150	125	125	125	4
Minimum lot width (feet)	80	100	100	80	80	4
Minimum front yard (feet)	25	25	25	25	0 ¹	4
Minimum rear yard (feet)	50	50	50	50	0 ²	4
Minimum side yard (feet)	10	15	10	10	0 ³	4
Minimum lot coverage	30%	40%	30%	30%	100%	50%
Minimum building height (feet)	35	35	35	35	35	35

NOTES:

- ¹ Business district lot front yards are not required, subject to the requirement that the structures are not located any closer to the street than the edge of any existing sidewalk or a line extended across the front of the nearest structure.
- ² Business district lots do not require rear yards, subject to the requirements of the New York State Uniform Fire Prevention and Building Code.
- ³ Business district lots do not require side yards, subject to the requirements of the New York State Uniform Fire Prevention and Building Code.
- ⁴ The Schedule of Bulk Regulations for the Commercial/Canal District is as provided in § 205-28.