

ZONING

306 Attachment 1

Town of Potsdam

Zoning Schedule A

[Amended 10-11-1994 by L.L. No. 4-1994; 5-14-2002 by L.L. No. 2-2002; 7-8-2003 by L.L. No. 4-2003;
at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
R-1 Residential District	One-family dwelling		15,000 ¹	100	60	15	30	25
			30,000 ²	150	60	15	30	25
			65,000 ³	200	60	15	30	25
	Two-family dwelling		2 acres	200	60	15	30	25
	Public park, recreation area, golf course ⁶		N/A	N/A	N/A	N/A	N/A	N/A
	Library, charitable institution and similar uses ⁶		2 acres	200	60	20	40	30
	Church, parish house ⁶		2 acres	200	60	20	40	30
	School or municipal building ⁶		5 acres	200	60	20	40	30
	Accessory building or use ⁶		N/A	N/A	60	15	30	25
	Swimming pool		N/A	N/A	60	20	40	20
		Agricultural operation ⁶	10 acres	N/A	60	15	30	25
		Home occupation/profession ⁶	Apply standards for dwelling					
		Nursery school ⁶	1 acre	150	60	15	30	25
		Fire station ⁶	1 acre	150	60	20	40	30
		Cemetery ⁶	N/A	N/A	N/A	N/A	N/A	N/A
		Private or public utility structure or use ⁶	N/A	N/A	N/A	N/A	N/A	N/A
		Multifamily dwelling ⁶	1 unit per acre	200	75	20	40	30
		Wind measurement tower ⁵						
		Small WECS ⁵						

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
R-2 Residential District	One-family dwelling		65,000	200	60	20	40	30
	Two-family dwelling		2 acres	200	60	20	40	30
	Public park, recreation area, golf course ⁶		N/A	N/A	N/A	N/A	N/A	N/A
	Library, charitable institution and similar uses ⁶		2 acres	200	60	20	40	30
	Church, parish house ⁶		2 acres	200	60	20	40	30
	School or municipal building ⁶		5 acres	300	60	20	40	30
	Accessory building or use ⁶		N/A	60	20	40	30	N/A
	Agricultural operation ⁶		N/A	N/A	60	20	40	30
	Swimming pool		N/A	N/A	75	20	40	20
		Home occupation/profession	Apply standards for dwelling					
		Nursery school	1 acre	150	60	20	40	30
		Fire station ⁶	1 acre	150	60	20	40	30
		Cemetery	N/A	N/A	N/A	N/A	N/A	N/A
		Private or public utility structure or use ⁶	N/A	N/A	N/A	N/A	N/A	N/A
		Group dwelling	5 residents per acre	200	60	20	40	30
		Multifamily dwelling	1 unit per acre	200	60	20	40	30
		Riding academy, animal hospital, kennel ⁶	5 acres	300	60	20	40	30
		Roadside stand	2 acres	200	60	20	40	30
		Class A mobile home	65,000	200	60	20	40	30
		Wind measurement tower ⁵						
		Small WECS ⁵						

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
R-A Residential Agricultural District	One-family dwelling		65,000	200	75	20	40	30
	Two-family dwelling		2 acres	200	75	20	40	30
	Agricultural operation		N/A	N/A	75	20	40	30
	Public park, recreation areas, golf course ⁶		N/A	N/A	N/A	N/A	N/A	N/A
	School or municipal building ⁶		5 acres	300	75	20	40	30
	Church, parish house		2 acres	200	75	20	40	30
	Accessory building or use		N/A	N/A	75	20	40	30
	Class A or B mobile home		65,000	200	75	20	40	30
	Swimming pool		N/A	N/A	75	20	40	30
	Telecommunications towers and wireless communication facilities ⁶							
		Home occupation/profession	Apply standards for dwelling					
		Fire station ⁶	1 acre	150	75	20	40	30
		Cemetery	N/A	N/A	N/A	N/A	N/A	N/A
		Private or public utility structure or use ⁶	N/A	N/A	N/A	N/A	N/A	N/A
		Riding academy, animal hospital, kennel ⁶	5 acres	300	75	20	40	30
		Roadside stand	1 acre	150	60	20	40	30
		Campground ⁶	5 acres	300	As required by § 306-8B			
		Commercial excavation ⁶	5 acres	300	As required by § 306-8B			
		Motor vehicle junkyard/junkyard ⁶	10 acres ⁴	500	As required by § 306-8B			
		Solid waste transfer stations ⁶	20 acres ⁴	500	As required by § 306-8B			
		Small business operation	2 acres	200	75	25	50	50
		Other rural agribusiness (see text)	5 acres	300	75	25	50	50
		Mobile home court ⁶	5 acres	300	As required by § 306-8B			
		Multifamily dwelling	1 unit per acre	200	75	20	40	30
		Wind measurement tower ⁵						
		Small WECS ⁵						
		Sexually oriented business						

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
H-D Highway Development District	One-family dwelling		65,000	200	75	20	40	30
	Two-family dwelling		2 acres	200	75	20	40	30
	Agricultural operation		N/A	N/A	75	20	40	30
	Public park, recreation area, golf course ⁶		N/A	N/A	N/A	N/A	N/A	N/A
	Library, charitable institution and similar uses		2 acres	200	75	20	40	30
	School or municipal building ⁶		5 acres	300	75	20	40	30
	Church, parish house		2 acres	200	75	20	40	30
	Accessory building or use		N/A	N/A	75	20	40	30
	Class A mobile home		65,000	200	75	20	40	30
	Swimming pool		N/A	N/A	75	20	40	20
	Telecommunications towers and wireless communication facilities ⁶							
		Multifamily dwelling	1 unit per acre ⁴	200	75	20	40	30
		Group dwelling	5 residents per acre	200	75	20	40	30
		Home occupation/ profession	Apply standards for dwelling					
		Nursery school	1 acre	200	75	20	40	30
		Fire station	1 acre	200	75	20	40	30
		Private or public utility structure or use	N/A	N/A	N/A	N/A	N/A	N/A
		Riding academy, animal hospital, kennel ⁶	3 acres	250	75	20	40	30
		Roadside stand ⁶	1 acre	200	75	20	40	30
		Commercial recreation, golf driving range, outdoor theater ⁶	5 acres	300	75	20	40	30

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					Front	Side		Rear
						One	Both	
H-D Highway Development District (cont'd)		Professional or business office	1 acre ⁴	200	75	20	40	30
		Retail store, personal service shop, bank	1 acre ⁴	200	75	20	40	30
		Hotel, restaurant, bar or tavern ⁶	2 acres ⁴	200	75	20	40	30
		Gasoline station, garage, auto wash ⁶	2 acres ⁴	200	75	20	40	30
		Machine shop, welding shop	2 acres ⁴	200	75	20	40	30
		Lumber sales and storage ⁶	2 acres ⁴	200	75	20	40	30
		Heating, plumbing, electrical supplies and/or repairs ⁶	2 acres ⁴	200	75	20	40	30
		Warehouse or wholesale sales and storage facility ⁶	2 acres ⁴	200	75	20	40	30
		Automobile, boat, or recreational vehicle sales and/or rental ⁶	3 acres ⁴	250	75	20	40	30
		Drive-in restaurant ⁶	2 acres	200	75	20	40	30
		Agribusiness ⁶	2 acres ⁴	200	75	20	40	30
		Development or research center	2 acres ⁴	200	75	20	40	30
		Light manufacturing or assembly ⁶	2 acres ⁴	200	75	20	40	30
		Fuel sales and storage ⁶	2 acres ⁴	200	75	20	40	30
		Solid waste transfer station ⁶	20 acre ⁴	500	As required by § 306-8B			
		Wind measurement tower ⁵						
		Small WECS ⁵						
		Sexually oriented business						

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
C-C Community Center District	One-family dwelling		15,000 ¹	100	60	15	30	25
			30,000 ¹	150	60	15	30	25
			65,000 ²	200	60	15	30	25
	Two-family dwelling		2 acres	200	60	15	30	25
	Public park, recreation area, golf course ⁶		N/A	N/A	N/A	N/A	N/A	N/A
	Library, charitable institution and similar uses		1 acre	150	60	15	30	25
	Church, parish house		2 acres	200	60	20	40	30
	School or municipal building ⁶		5 acres	300	60	20	40	30
	Accessory building or use		N/A	N/A	60	15	30	25
	Agricultural operation		N/A	N/A	60	15	30	25
	Retail store, personal service shop, bank ⁶		20,000	100	60	15	30	25
	Professional or business office ⁶		20,000	100	60	15	30	25
	Class A or B mobile home		Apply standards for one-family dwelling					
	Swimming pool		N/A	N/A	60	20	40	20
	Telecommunications towers and wireless communication facilities ⁶							
		Home occupation/profession	Apply standards for dwelling					
		Nursery school	1 acre	150	60	15	30	25
		Fire station	1 acre	150	60	20	40	30
		Parking lot	N/A	N/A	N/A	N/A	N/A	N/A
		Private or public utility structure or use ⁶	N/A	N/A	N/A	N/A	N/A	N/A
		Group dwelling	5 residents per acre	200	60	20	40	30

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
C-C Community Center District (cont'd)		Multifamily dwelling	1 unit per acre	200	60	20	40	30
		Riding academy, animal hospital, kennel ⁶	3 acres	250	60	20	40	30
		Roadside stand	1 acre	150	60	20	40	30
		Campground ⁶	5 acres	300	As required by § 306-8B			
		Agribusiness ⁶	5 acres	300	75	25	50	50
		Lumber sales and storage ⁶	2 acres ⁴	150	75	25	50	50
		Heating, plumbing, electrical supplies and/or repairs	2 acres ⁴	150	75	25	50	50
		Welding shop	2 acres ⁴	150	75	25	50	50
		Light manufacturing or assembly ⁶	2 acres ⁴	150	75	25	50	50
		Drive-in restaurant	2 acres	150	75	25	50	50
		Gasoline station, garage, autowash ⁶	2 acres	150	75	25	50	50
		Commercial recreation, golf driving range, outdoor theater ⁶	5 acres	300	75	25	50	50
		Bar or tavern ⁶	1 acre ⁴	150	75	25	50	50
		Development or research center	2 acres ⁴	150	75	25	50	50
		Hotel, restaurant ⁶	1 acre ⁴	150	75	25	50	50
		Wind measurement tower ⁵						
		Small WECS ⁵						
		Sexually oriented business						
L-C Land Conservation Overlay District	Any use permitted in the underlying zoning district, provided that construction and/or development is in conformance with the requirements of the National Flood Insurance Program as set forth in Local Law No. 1 of 1985 (see Chapter 183, Flood Damage Prevention). ⁷							

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
C-D Coordinated Development District	Any uses deemed appropriate by the Planning Board and Town Board in accord with the process outlined in § 306-7C(7). ⁷		5 acres	As required by § 306-7C				
	Telecommunications towers and wireless communication facilities ⁶							
PD-11	One-family dwelling		65,000	200	150	20	40	30
	Two-family dwelling		2 acres	200	150	20	40	30
	Agricultural operation		N/A	N/A	150	20	40	30
	Class A or B mobile home	Apply standards for one-family dwelling						
	Accessory building or uses		N/A	N/A	150	20	40	30
	Swimming pool		N/A	N/A	225	20	40	30
	Telecommunications towers and wireless communication facilities ⁶							
		Uses permitted in the R-A, C-C and CD Districts, special uses as permitted in the R-A and C-C Districts; uses deemed appropriate by the Town Planning Board in accordance with review procedures in Article IV, § 306-7C(8)(f) ⁷	5 acres	200	225	20	40	30
				Or as required by § 306-7C(8)				

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Zoning District	Principal Permitted Uses	Special Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Yard Dimensions (feet)			
					Front	Side		Rear
						One	Both	
PD-56N	One-family dwelling		65,000	200	150	20	40	30
	Two-family dwelling		2 acres	200	150	20	40	30
	Agricultural operation		N/A	N/A	150	20	40	30
	Class A mobile home in HD Zone		Apply standards for one-family dwelling					
	Accessory building or uses		N/A	N/A	150	20	40	30
	Swimming pool		N/A	N/A	225	20	40	30
	Telecommunications towers and wireless communication facilities ⁶							
		Uses permitted in the R-1, R-2, CD, and HD Districts; special uses as permitted in the R-1, R-2, CD, and HD Districts, as well as those uses deemed appropriate by the Town Planning Board in accordance with the review procedures in Article IV, § 306-7C(8)(f) ⁷	5 acres	200	225	20	40	30
					Or as required by § 306-7C(8)			

NOTES:

¹ With public water and sewer.

² With public sewer.

³ Without public water or sewer.

⁴ The Planning Board may require a larger minimum lot size if the nature and scale of the proposed use warrants it.

⁵ Refer to Chapter 298 for regulations regarding wind measurement towers and small WECS.

⁶ Site plan review required. (See § 306-7.)

⁷ For all uses in this district, site plan is required for all uses unless waived by the Planning Board.