

ZONING

300 Attachment 2

Town of Seneca Falls

Zoning Schedule I: Lot and Bulk Regulations

District	Minimum Lot Dimensions			Width (feet)			Minimum Yard Dimensions (feet)			Maximum Building Height		Maximum Lot Coverage
	Area											
	No Public Water or Sewers	Public Water Only	Public Sewer and Water	No Public Water	Public Water	Depth (feet)	Front	Rear	Side (each)	(stories)	(feet)	
A-1	1 1/2 acres	1 acre	30,000 square feet	200	150	200	50	50	25	2 1/2	35	15%
A-2	1 1/2 acres	1 acre	30,000 square feet	200	150	200	50	50	25	2 1/2	35	15%
R-1	30,000 square feet	30,000 square feet	15,000 square feet	150	100 (a)	150	30	30	15	2 1/2	35	25%
R-2	Not permitted	Not permitted	15,000 square feet (b)	Not allowed	200	150	50	40	20	2 1/2	35	30%
C-1	20,000 square feet	20,000 square feet	10,000 square feet	100	100	100	30	30	20	2	35	40%
C-2	1 acre	1 acre	20,000 square feet	100	100	150	50	30	20	2	35	35%
M-1	1 acre	1 acre	1 acre	100	100	150	50	30	20	2	35	35%
M-2	1 acre	1 acre	1 acre	100	100	150	50	30	20	2	35	35%
L-C	4 acres	4 acres	4 acres	200	200	200	50	50	25	2 1/2	35	15%
F-P	Same bulk and coverage regulations apply as for the zoning district adjacent to a floodplain area (see also § 300-24).											
Wetlands	Same bulk and coverage regulations apply as for the zoning district underlying the wetland (see also § 300-25).											

NOTES:

- (a) Must also have public sewers available
- (b) For multifamily, 7,500 square feet per dwelling unit, with a minimum of 40,000 square feet.