

ZONING

300 Attachment 3

Town of Seneca Falls

Zoning Schedule II: Bulk and Coverage Controls (former Village of Seneca Falls boundary)

District	Minimum lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building (feet/stories)	Maximum Lot Coverage
	Minimum Lot Area (square feet)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard One/Both (feet)	Minimum Rear Yard (feet)		
R-1 Single-Family Residential	8,400	8,400	70	120	30	10/20	30	35/2 1/2	30%
R-2 Two-Family Residential	5,000	5,000	50	100	25	10/20	30	30/2 1/2	30%
R-3 Three- and Four-Family Residential	10,000	3,000	50	100	20	10/15	30	30/2 1/2	40%
M-R Multifamily Residential	2 acres	3,000	200	150	50	50/50	50	20/3	30%
C-1 Local Retail	5,000	—	50	100	— ¹	None	25	— ³	85%
C-2 Commercial	10,000	—	80	120	30	10/20	25	25/2	40%
M-1 Industrial	15,000	—	100	150	25	15/25 ²	25	40/3	40%
L-C Land Conservation	20,000	20,000	150	150	40	20/35	50	35/2 1/2	10%
M-P Mobile Home Park	10 acres	5,000 ⁴	50	100	20	10/10	20	—	5 units/acre
		3,750 ⁵	75	100					
		6,250 ⁶	50	120	20	10/10	20	—	3 units/acre
		4,687 ⁷	75	125					

NOTES:

¹ The average of the block.

² 50 feet from any R-1 or R-2 Residential District.

³ In aesthetic conformity with the block.

⁴ 60 feet, one-family.

⁵ 60 feet, two-family.

⁶ 65 feet, one-family.

⁷ 65 feet, two-family.

