

ZONING

119 Attachment 1

Village of Canisteo

Schedule of Lot Size, Yard, Building Height and Lot Coverage Requirements^c [Amended 4-3-1989 by L.L. No. 4-1989; 7-3-1989 by L.L. No. 9-1989]

District	Minimum Lot		Minimum Yards ^c			Maximum Building Height		Maximum Lot Coverage (percent)
	Area (square feet)	Width (feet)	Front ^d (feet)	Rear (feet)	Each Side (feet)	(stories)	(feet)	
LDR								
All permitted uses	10,000 (1/2 acre)	80	25	12	12	2 1/2	30	30%
MDR								
All permitted uses	8,000	80	25	10	10	3	35	30%
Multiple dwellings	80	25	10	10 ^b			30	
4-bedroom dwellings	3,600	80	25	10	10			30%
3-bedroom dwellings	3,400	80	25	10	10			30%
2-bedroom dwellings	3,200	80	25	10	10			30%
1-bedroom dwellings	3,000	80	25	10	10			30%
MHP								
See §§ 119-43 and 119-44 for minimum distances								
GC								
All permitted uses			35	12	12	3	35	60%
CBD								
Multiple dwellings	2,000 per dwelling unit		20	20	20	5	50	40%
All other permitted uses			0	a	a	3	35	80%
I								
All permitted uses			40	25	40	3	35	35%

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NOTES:

- ^a None required, but if provided, shall be at least 12 feet.
- ^b Each multiple dwelling in MDR must have an additional five feet of rear and side yards for each story over two.
- ^c No part of an accessory structure shall be closer than three feet to a side and/or rear lot line, nor closer than 15 feet to a dwelling on an adjacent lot, provided that they are not nearer to the front lot line than the front line of the main structure.
- ^d Front yard averaging: In any district where the frontage on the same side of the street in a given block is 50% or more developed, the required front yard depth for a new structure on said block need not be more than the average for the existing structures, provided that such average dimension is not less than 10 feet. Otherwise, the requirements of this Zoning Schedule shall apply.