

ZONING

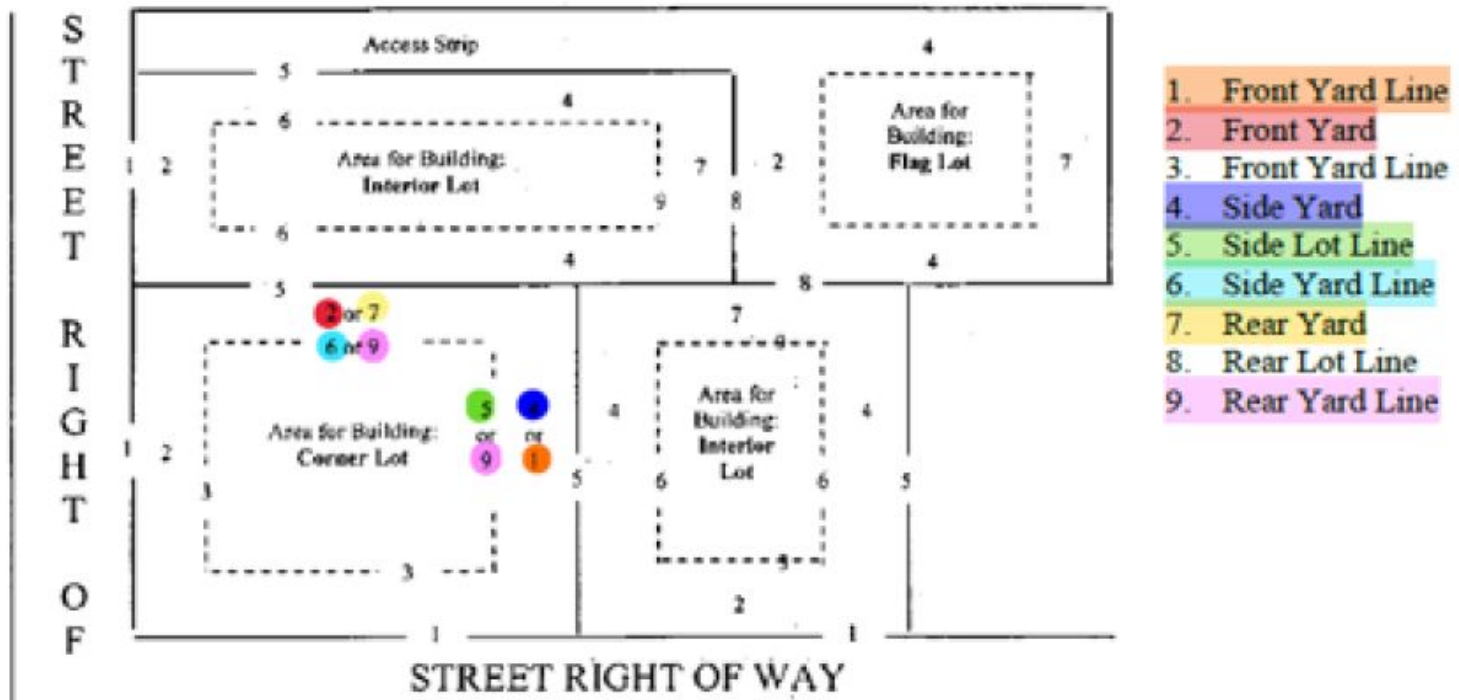
270 Attachment 2

Town of Lansing

Schedule II

Area, Frontage, Yard, Heights and Coverage Requirements
[Amended 3-19-2025 by L.L. No. 1-2025]

Drawing 1



LANSING CODE

Schedule II: Area, Frontage, Yard, Heights and Coverage Requirements
[Amended 7-15-2020 by L.L. No. 2-2020; 4-19-2023 by L.L. No. 3-2023; 3-19-2025 by L.L. No. 1-2025]

District	Building Type (see below)	Minimum Lot Area (square feet x 1,000)		Minimum Road Frontage (feet)****		Minimum Yard Setback (feet)			Maximum Building Height (feet)	Minimum Open Space	Notes
		With Public Sewer or Water ⁴	Without Public Sewer or Water ⁴	With Public Sewers or Water ^{1,6}	Without Public Sewers or Water ⁶	From Center of Road** ²	Side ⁷	Rear			
L1	All	40/DU	40/DU	150	150	60 ^{3,5}	10	25 ¹¹	35	75%	1, 2, 3, 4, 5, 7, 10, 11
L1 - with lake frontage	All	20/DU	20/DU	75	75	30 ^{3,5,10}	10				
R1	All	40/DU	40/DU	150	150	60 ^{3,5}	15 each ¹¹	25 ¹¹	35	75%	1, 2, 3, 4, 5, 7, 10, 11
R2	a.	20/DU	20/DU	75	150	60 ²	10/25	25 ¹¹	35	75%	1, 2, 4, 7, 11
	b.	12/DU ⁸	3 acres and Health Department	25/DU ¹	50/DU	60	20 each ¹¹	25 ¹¹	35	40%	1, 2, 4, 7, 8, 11
	c.	20/DU	20/DU	75 ¹	150	60	10 each	25 ¹¹	35	30%	2, 4, 7, 11
R3	All	40/DU	40/DU	150	150	60	15 each ¹¹	15 ¹¹	35	75%	1, 2, 4, 7, 9, 11
B1 and B2	a.	20/DU	20/DU	75	100	60 or less with site plan approval	10 or less with site plan approval	10 or less with site plan approval	35	50%	1, 2, 4, 7
	b.	8/DU ⁸	20/DU ⁸	20/DU ¹	50/DU				35	30%	1, 2, 4, 7, 8
	c.	Subject to SP/SC	None	None* ¹	100				35	20%	2, 4, 7
IR	All	None	None	50	50	60 or less with site plan approval	10 or less with site plan approval	10 or less with site plan approval	35	20%	2, 4, 7

NOTES:

Building type:

a. = 1 or 2 dwelling units;

b. = 3 or more dwelling units;

c. = Nonresidential or mixed development

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Footnotes for Schedule II

Requirements shown in Schedule II are not necessarily consistent with the requirements specified for those land use activities in Schedule I that have special conditions attached (SC) or those that require a special use permit (SP) or site plan review. Where such inconsistencies exist, the requirements of such special conditions, special use permit, or site plan approval shall take precedence over the regulations set forth in this Schedule II.

* Site plan review required

** Front yard setback measured from the center line of the road.

*** In the RA zone there is a 100-foot setback requirement for any apartment or condominium.

**** When the applicant is faced with limits arising from road configuration or natural features, frontage may be reduced, on a case-by-case basis, with a decision by the appropriate board, but in no case less than the flag lot requirement of 60 feet (i.e., cul-de-sac, corner lot, flag lot).

Requirements of Schedule II are superseded by the following supplementary regulations, as appropriate:

1. While required lot width frontage for multiple family dwelling units in areas served by public sewers is a minimum of 75 feet, it does not have to be greater than 125 feet.
2. There is a minimum front yard setback of 60 feet from center line of the road except in conditions requiring site plan review in B1 and B2. Warren Road, Triphammer Road, 34 and 34B have 80-foot setbacks from the center line of the road.
3. For lots fronting on Cayuga Lake, front yards are facing the lake. For other lots, front yards are facing the access road.
4. Tompkins County Health Department requirements shall be used to determine minimum lot area and lot dimensions when on-site sewage disposal systems are used. Health Department requirements may serve to increase minimum lot area but shall not decrease minimum lot area below that listed in this Schedule II.
5. Lots with frontage on Cayuga Lake must follow DEC and Health Department regulations on distance from lake.
6. Exceptions may be made with Health Department approval and for inside corner lots.
7. Common wall: No side yard setback is required on the sides where units share the common wall.
8. This density is applicable only in developments of three acres or more.
9. Height limitations do not apply to any building used for agricultural purposes. [Also see Ch. 119 and Ch. 270, §§ 270-18 and 270-36B(5).]
10. Structures less than 30 feet from shore line shall be subject to site plan review.
11. Detached storage buildings less than 200 square feet in area and less than 12 feet in height may be a minimum of 10 feet from the side and rear lot line.