

ZONING

138 Attachment 3

Schedule II, Zoning Schedule of Bulk and Coverage Controls
Village of Dundee, New York
[Amended 5-23-1989 by L.L. No. 2-1989; 8-28-2012 by L.L. No. 3-2012]

	Minimum Lot Dimensions				Minimum Yard Dimensions				
District	Minimum Lot Area (square feet)	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard ³ (feet)	Minimum Side Yard One/both (feet)	Minimum Rear Yard (feet)	Maximum Height of Buildings (feet/stories)	Maximum Lot Coverage (percent)
R-1 Low-Density Residential	20,000	20,000	100	150	35	15/25	30	35/2.5	20
R-2 Medium-Density Residential									
Detached									
Single-family	10,000	10,000	75	100	25	10/20	30	35/2.5 ⁴	30
2-family	15,000	7,500	75	150	25	10/20	30	35/2.5 ⁵	30
Multifamily	12,000	4,000	75	150	30	15/25	30	35/2.5	30
C-1 Commercial	4,000	—	30	150	75	None but at least 10 if provided	25	40/3	85
M-1 Industrial	40,000	—	100	150	50	15/25 ²	25	35/2.5	40
M-2 Light Industrial	5,000	—	30	150	0	—	0	40/3	85
L-C Land Conservation	30,000	20,000	200	150	40	20/35	50	35/2.5	10

NOTES:

- ¹ Ten feet or the average of the block, whichever is greater.
- ² Fifty feet from any R-1 or R-2 Residential District.
- ³ The front lot line shall be established 33 feet from the center line of the road unless otherwise legally defined.
- ⁴ Single-family dwellings shall have a minimum first floor area of 600 square feet.
- ⁵ Two-family dwellings shall have a minimum first floor area of 1,200 square feet.