

ZONING

217 Attachment 1

Town of Elmira

**Density and Bulk Control Schedule**  
**[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

District Use	Minimum Lot Area Per Principal Use (square feet)		Minimum Lot Width (feet)	Minimum Yard Requirements (setback) (lineal feet)			Maximum Lot Coverage	Maximum Building Height		Minimum Habitable Dwelling Area Per Unit (square feet)
	Residence	Other		Front	Side	Rear		Feet	Stories	
<b>AR</b>										
Agriculture		5 acres	300	80	80	80	N/A	35	2	N/A
One-unit residence	5 acres <sup>5</sup>		300	40	40	40	10%	35	2	1,200 with all exterior dimensions ≥ 20 feet
Two-unit residence	10 acres <sup>5</sup>		450	40	100	100	10%	35	2	1,200 with all exterior dimensions ≥ 20 feet
	5 acres/DU <sup>5</sup>									
Mobile home park	10 acres		500	80	100	100	25%	Note 2	Note 2	
Other permitted uses		5 acres	300	80	80	80	10%	35	1	
<b>ARA</b>										
One-unit residence with public water and sewer	30,000		100	40	20	50	10%	35	2	1,200 with all exterior dimensions ≥ 20 feet
One-unit residence no public water and sewer	5 acres		300	40	40	80	5%	35	2	1,200 with all exterior dimensions ≥ 20 feet

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	Residence	Other		Front	Side	Rear		Feet	Stories	
<b>AAA</b>										
One-unit residence with public water and sewer	12,000		80	40	10	25	10% (25% <sup>1</sup> )	35	2	1,200 with all exterior dimensions ≥ 20 feet
Two-unit residence with public water and sewer	24,000		150	40	25	30	15% (25% <sup>1</sup> )	35	2	1,200 with all exterior dimensions ≥ 200 feet
	12,000/DU									
All other uses		40,000	200	80	50	50	5%	15	1	
<b>AA</b>										
One-unit residence with public water and sewer	7,500		70	40	10	25	30%	35	2	1,200 with all exterior dimensions ≥ 20 feet
Two-unit residence with public water and sewer	15,000		100	40	15	25	30%	35	2	1,200 with all exterior dimensions ≥ 20 feet
	7,500/DU									
All other uses		10,000	100	40	20	25	30%	35	2	
<b>A</b>										
One-unit residence with public water and sewer	5,000		60	25	6	20	40%	35	2	1,200 with all exterior dimensions ≥ 20 feet
Two-unit residence with public water and sewer	10,000 5,000/DU		100	25	10	20	40%	35	2	1,200 with all exterior dimensions ≥ 20 feet

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	Residence	Other		Front	Side	Rear		Feet	Stories	
All other uses		5,000	60	25	15	20	40%	35	2	
<b>NB</b>										
All uses	Note 3	Note 3	Note 3	40	12 20 <sup>4</sup>	20	70%	35	2	
<b>GB</b>										
All uses	Note 3	Note 3	Note 3	40	12 20 <sup>4</sup>	20	90%	35	2	
<b>M</b>										
All uses	Note 3	300	Note 3	50	25	50	90%	N/A	N/A	

**NOTES:**

DU = Dwelling unit

<sup>1</sup> Maximum impervious lot coverage where stormwater management design meets Town standards.

<sup>2</sup> Shall be as established in the alternative dwelling park regulations, § 217-89.

<sup>3</sup> Minimum lot size shall be determined by the Planning Board at the time of site plan approval and shall be based on the land area required to support the proposed use, building size/bulk, setbacks, buffers and all ancillary facilities.

<sup>4</sup> Setback to residential use property line.

<sup>5</sup> Upon approval by Health Department of acceptable septic system, lot area may be as small as 3 acres with site plan approval of Planning Board.