

# ZONING

## 307 Attachment 5

**Table of Dimensional Regulations, Nonresidential Districts**  
**§ 307-17, Zoning**  
**Town of Cortlandt**  
**[Amended 5-11-1999; 4-15-2008 by L.L. No. 3-2008; 12-10-2024 by L.L. No. 11-2024]**

Zoning District	Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Height	Minimum Yard: Principal Structure			Minimum Lot Area Per Dwelling Unit (square feet)	Maximum Building Coverage (percent of lot area)	Minimum Landscape Coverage (percent of lot area)	Maximum Building Floor Area (square feet)
					Front (feet)	Side (feet)	Rear (feet)				
<b>Nonresidential Districts</b>											
CC	Lot connected to a public sewer system	7,500	60	2½ stories or 35 feet	30	10	10	5,000	25%	30%	12,000(1)(4)
	Lot not connected to a public sewer system	15,000	100	2½ stories or 35 feet	30	10	10	7,500	25%	30%	12,000(1)(4)
HC		20,000	100	2½ stories or 35 feet	30	30	30		20%	30%	
HC-9A	Commercial only	20,000	100	2½ stories or 35 feet	30	30	30	NA	25%	30%	
	Residential only(2)	20,000	100	2½ stories or 35 feet	30	10	25	7,500	25%	25%	
	Mixed-use(2)	20,000	100	2½ stories or 35 feet	30	25	25	7,500	25%	25%	
CD		80,000	200	3 stories or 35 feet	75	50	50		20%	25%	
MD		5 acres	300	3 stories or 40 feet	75	75	75		25%	40%	
M-1		20,000	100	40 feet	40	20	30		35%		
All nonresidential	Accessory structures			As required for principal building	As required for principal building	As required for principal building	As required for principal building				

**NOTES:**

- (1) No single use, other than a food store, shall occupy more than 4,000 square feet.
- (2) Three- and four-unit dwellings are limited to no more than two bedrooms per unit.
- (3) Existing buildings with more than 20,000 square feet per floor shall not be considered dimensionally nonconforming as per § 307-81 of the Town of Cortlandt Zoning Code.
- (4) The maximum building floor area for self-storage facilities is 75,000 square feet.