

ZONING

264 Attachment 3

City of Schenectady

Schedule C

Lot Development Standards

[Amended 3-23-2009 by Ord. No. 2009-02; 9-12-2011 by Ord. No. 2011-15; 11-26-2012 by Ord. No. 2012-12; 11-12-2013 by Ord. No. 2013-28; 2-9-2015 by L.L. No. 1-2015]

District	Building Height ¹ (feet)	Minimum Lot Area (square feet)	Maximum Lot Coverage	Maximum Impervious Surface	Minimum Lot Frontage ² (feet)	Maximum Development (GFA)	Principal Building Setbacks			
							Front Minimum (feet)	Front Maximum (feet)	Rear Minimum (feet)	Side Minimum (feet)
OS	35	20,000	N/A	30%	N/A	N/A	25	None	20 each	20
R-1	35	5,000 per use	Principal: 30% Accessory: 10%	70%	40	N/A	25	25 or as established on the block ³	20% of lot depth or 25 feet, whichever is greater	10% of lot width or 5 feet, whichever is greater up to 12 feet
RH-1	35	12,000/dwelling unit; 20,000 nonresidential	Principal: 30% Accessory: 10%	50%	40	N/A	25	25 or as established on the block ³	20% of lot depth or 25 feet, whichever is greater	20
R-2	35	2,250/dwelling unit; 5,000 nonresidential	Principal: 30% Accessory: 10%	80%	40	N/A	20	20 or as established on the block ³	20% of lot depth or 25 feet, whichever is greater	10% of lot width or 5 feet, whichever is greater up to 12 feet
RH-2	45	1,250/dwelling unit; 2,000 nonresidential	Principal: 40% Accessory: 10%	80%	40	None	None	Average of adjoining lots or the lesser setback of adjoining lots	20% of lot depth or 25 feet, whichever is greater	5 ⁴
R-3	45 as of right uses	2,250/dwelling unit; 2,000 nonresidential; 1,250/dwelling unit for lots greater than ½ acre with special use permit	Principal: 50% Accessory: 15%	80%	40	N/A	20	20 or as established on the block ³	20% of lot depth or 25 feet, whichever is greater	10% of lot width or 5 feet, whichever is greater up to 10 feet
C-1	35	2,250 residential; 2,000 nonresidential	Principal: 40% Accessory: 10%	80%	40	3,000 square feet nonresidential	20	25	25 ⁵	5 ⁵
C-2	45	1,250 residential; 3,000 nonresidential	Principal: 70% Accessory: 15%	80%	40	12,000 square feet nonresidential	No minimum	10	5 ^{5,6}	5 feet; 0 feet with proof of masonry construction ^{5,6}

SCHENECTADY CODE

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							Front Minimum (feet)	Front Maximum (feet)	Rear Minimum (feet)	Side Minimum (feet)
C-3	Not to exceed 110 feet; no special use permit required Maximum height limited to 56 feet within 100 feet of a district zoned R-1, RH-1, R-2, RH-2 or R-3	2,250/dwelling unit; 1,250/dwelling unit with special permit 2,000 nonresidential	Principal: 50% Accessory: 20% Building ground-floor area (which, for purposes herein, shall exclude parking structures and surface parking lots) shall not exceed 50% of a project site as shown upon a site plan wherein "project site" is defined to include any embayment. A hotel associated with a casino gaming facility shall be considered a principal use.	None	30	None	Lots adjacent to river: 50 feet from high water mark on the river side, 10 feet on all other front yards ⁴ All other lots: 10 feet	No maximum	Lots adjacent to the river: see front setback minimum. ⁴ All other lots: 5 feet ⁵	Lots adjacent to river: 50 from high water mark ⁴ All other lots: 10% of lot width or 5 feet, whichever is greater up to 10 feet ⁵
C-4	75; 100 with special permit Height minimum of 35 feet/ 2 stories or the average of the adjacent lots	None	Principal: 95% Accessory: 15%	None	None	None	0	0	5 ^{5,6}	None ^{5,6}
C-5	56	1,250/dwelling unit; 5,000 nonresidential	Principal: 70% Accessory: 15%	None	40	None	No minimum	No maximum	5 ^{5,6}	5 ^{5,6}
I	45 residential	2,250/dwelling unit; 1,250/dwelling unit with special permit	Principal: 50% Accessory: 10%	None	40	None	25 or as established on the block ²	None	25	10 each side
	120 institutional	5,000 institutional	Principal: 50% Accessory: 10%	None	40	None	1 per foot of building height	None	5	5 each side
M-1	56	5,000	Principal: 70% Accessory: 15%	None	N/A	None	No minimum	No maximum	5 ⁵	10 each side ⁵
M-2	56	5,000	Principal: 70% Accessory: 15%	None	N/A	None	No minimum	No maximum	5 ⁵	10 each side ⁵

NOTES:

¹ See also § 264-30, Additional height regulations.

² Corner lots are to be measured according to the lot frontage which is the shortest.

³ See also § 264-35, Preexisting front yards.

⁴ Public access areas, recreational areas and water dependent uses, which require proximity to or location on the water, may not be subject to any shoreline setback requirements at the discretion of the PC.

⁵ See § 264-37, Transitional yards.

⁶ For motor vehicle repair uses, see §§ 264-106 and 264-107.