

ZONING

110 Attachment 2

Village of Camillus

**Geometric Control Chart<sup>1</sup>**  
**[Amended 7-3-1990 by L.L. No. 2-1990; 11-16-2015 by L.L. No. 3-2015]**

| Residential Districts | Minimum Lot Size   |                     | Maximum Lot Coverage (percent) | Maximum Height of Principal Structures (whichever is less) |      | Minimum Yard Dimensions |                       |  | Accessory Structures Minimum Distance to |                           |                              |                       |
|-----------------------|--------------------|---------------------|--------------------------------|--|------|-------------------------|-----------------------|--|--|---------------------------|------------------------------|-----------------------|
|                       | Area (square feet) | Width (square feet) |                                | Stories  | Feet | Front Yard (feet)       | Each Side Yard (feet) | Rear Yard (feet)                             | Maximum Height (feet)                    | Principal Building (feet) | Side or Rear Lot Line (feet) | Front Lot Line (feet) |
| R-1                   | 8,500              | 65                  | 25                             | 2 1/2  | 35   | 30                      | 6                     | 20 or 15% of lot depth, whichever is greater | 20                                       | 8                         | 6                            | 30                    |
| R-2                   | 13,000             | 65                  | 25                             | 2 1/2  | 35   | 30                      | 6                     | 20 or 15% of lot depth, whichever is greater | 20                                       | 8                         | 6                            | 30                    |
| R-3                   | 13,000             | 100                 | 25                             | 2 1/2  | 35   | 30                      | 6                     | 20 or 15% of lot depth, whichever is greater | 20                                       | 8                         | 6                            | 30                    |
| R-4                   | —                  | —                   | See Note 4                     | —  | —    | —                       | —                     | 20 or 15% of lot depth, whichever is greater | —  | —                         | —                            | —                     |
| C                     | —                  | —                   | —                              | —  | —    | See Note 2              | See Note 3            | 20 or 15% of lot depth, whichever is greater | —  | —                         | See Note 3                   | See Note 2            |

## CAMILLUS CODE

### NOTES:

1. The controls set forth in this chart are minimum requirements; subject, however, to more restrictive requirements imposed by special permits.
2. Notwithstanding the minimum front yard setback requirements stated in this chart, where the average front yard setback of principal structures situated within 200 feet in either direction of the subject premises and having a front yard on the same street is less than the minimum specified in the chart, the average may be used as the front yard setback, but in no case to be less than 10 feet. In computing the average, the minimum setback required in the district shall be used for each lot, exclusive of the subject premises, within the two-hundred-foot distance aforesaid where such lot is not improved with a principal structure.
3. Side and rear yard areas of structures in a district contiguous to residential districts shall have a minimum width and/or depth of 10 feet or the minimum prescribed for structures of similar height in the contiguous residential district, whichever is greater.
4. For controls, see definition of “townhouse dwelling unit” under the definition of “dwelling unit (d/u)” in § 110-7.