

ZONING

165 Attachment 1

Village of Solvay
 Schedule of Area and Dimension Controls
 [Amended 10-8-1991 by L.L. No. 4-1991; 1-22-2008 by L.L. No. 1-2008; 4-22-2008 by L.L. No. 4-2008]

District	Minimum Lot Size (square feet)	Minimum Lot Width (square feet)	Maximum Lot Coverage (percentage)	Minimum Front Yard Depth (feet) ¹	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (feet)	Minimum Distance Between Accessory Building and Side Lot Line or Rear of Lot (feet)	Maximum Height of Principal Structures (in stories or feet, which is less)		Maximum Height of Accessory Structures (feet)	Residential Density (Lot Area Required)		
								(stories)	(feet)		First Dwelling Unit ²	Second Dwelling Unit	Each Additional Unit
R-1 ³	5,000	50	30	20	5	20	5	3	40	25	5,000	--	--
R-2 ³	4,000	40	30	20	3	20	5	3	40	25	4,000	1,000	--
R-3 ³	4,000	40	30	20	3	20	5	5	50	25	4,000	1,000	1,000
C	--	--	70	20	5	20	--	5	60	--	4,000	1,000	1,000
I	15,000	100	50	35	20	25	20	5	60	25	--	--	--
M	4,500 min/ 40,000 max	30 min/ 300 max	50 min/ 100 max	0 min/ 12 max	0 min	10 min	5	3	30 min or 60 max	25 max	50%		

NOTES:

¹ For any property located on a block where 50% or more of the parcels are developed and where the lots immediately adjacent to said property are developed, the required setback stated herein shall be superseded by a required setback which shall be the average of the setbacks of buildings on the immediately adjacent properties.

² Any lot in the Village which is zoned R-1, R-2, R-3 or C and which has been a lot, as defined in this chapter, on or before June 1, 1983, but is less than the minimum lot size, required herein may be developed for single-family residential use, provided that the applicable parking requirements and the requirements for maximum lot coverage, minimum front yard depth, minimum side yard width, minimum rear yard depth, minimum distance between accessory building and lot lines and the maximum structure height are met.

³ Any lot in the Village which is zoned R-1, R-2 or R-3 and subdivided after January 1, 1991, shall have a minimum lot size of 7,000 square feet, a minimum lot width of 70 feet, a minimum side yard width of 10 feet and a lot area required for the first dwelling unit of 7,000 square feet.