

ZONING

700 Attachment 5

Town of Marilla
Schedule of Bulk, Area and Yard Requirements
[Amended 5-11-2000 by L.L. No. 1-2000;
12-14-2006 by L.L. No. 2-2006; 4-12-2007 by L.L. No. 1-2007; 1-10-2019 by L.L. No. 1-2019]

Zone/District	Permitted Uses *Permitted-Special Use Permit Only	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Depth (feet)	Yard Requirements						Maximum Building Height Principal Building (feet)
					Principal Building			Accessory Building			
					Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	
One (feet)	Both (feet)										
A Agricultural	Farms – all buildings	10 acres	400	—	100 ¹	30	30	60	15	15	35
	Single-family dwellings	60,000	200	300	100 ¹	100	30	60	15	15	35
	Two-family dwellings	90,000	300	300	100 ¹	100	30	60	15	15	35
	*Essential services	—	—	—	—	—	—	—	15	15	35
	*Camping grounds	10 acres	200	—	—	—	—	—	15	15	—
	*Excavation operations	—	—	—	—	—	—	—	15	15	—
	*Not-for-profit, public and semipublic uses	2 acres	250	—	100 ¹	75	50	100	15	15	35
	*Private airstrips	—	—	—	—	—	—	—	15	15	—
*Commercial recreation uses	—	—	—	—	—	—	—	15	15	—	
R-R Rural Residential	Farms – all buildings	10 acres	400	—	100 ¹	30	30	60	30	30	35
	Single-family dwellings	60,000	200	300	100 ¹	30	30	60	15 ⁴	15	35
	Two-family dwellings	90,000	300	300	100 ¹	30	30	60	15 ⁴	15	35
	*Not-for-profit, public and semipublic uses	2 acres	250	—	100 ¹	75	50	100	50	25	35
	*Essential services	—	—	—	—	—	—	—	—	—	—
M-H Manufactured Home Residential	Single-family manufactured homes in parks	9,600	80	—	20	15	15	30	15	10	15

MARILLA CODE

Zone/District	Permitted Uses *Permitted-Special Use Permit Only	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Depth (feet)	Yard Requirements						Maximum Building Height Principal Building (feet)
					Principal Building			Accessory Building			
					Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	
One (feet)	Both (feet)										
B Business	Retail and service uses ²	31,250	125	—	—	20	10	30	30	15	35
	*Essential services	—	—	—	—	—	—	—	—	—	35
	*Motor vehicle service stations and public garages	31,250	125	—	—	50	25	50	25	25	35
B-1 Restricted Business	Retail and personal service uses ²	60,000	125	—	100	50	50	50	50	50	35
	Senior housing; assisted living facility; nursing home	60,000	125	—	100	—	—	—	—	—	35
	*Combined business and residential	60,000	125	—	100	—	—	—	—	—	—
I Industrial	Light industrial uses ³	3 acres	250	—	—	30	30	60	30	30	35
	*Essential services	—	—	—	—	75	50	100	50	25	35

NOTES:

¹ 100 feet measured from the center line of the road

² No commercial or business structure shall be permitted within 50 feet of any residential district.

³ No industrial structure shall be permitted within 100 feet of any nonindustrial district.