

ZONING

235 Attachment 1

Town of Marcellus

Lot and Building Limitations

[Amended 7-14-2014 by L.L. No. 1-2014; 5-11-2015 by L.L. No. 2-2015;
3-4-2020 by L.L. No. 1-2020; 7-2-2025 by L.L. No. 2-2025]

Zone	Min. Lot Size		% of Lot Coverage	Yard Dimensions				Maximum Building Height (feet)	Minimum Dwelling Areas*
	Width (feet)	Area (square feet)		Front (feet)	One Side (feet)	Both Side (feet)	Rear (feet)		
A-1	200	80,000	30%	35 ⁴	20 ⁴	40 ⁴	35 ⁴	35	900
B-1	100	10,890	35%	35 ³	25 ³	50 ³	30 ³	35	NA
R-1	150	40,000	30%	35 ⁴	15 ⁴	30 ⁴	35 ⁴	35	900
R-2	75	10,000	20%	35 ³	10 ³	20 ³	35 ³	35	600
R-3	200	80,000	30%	35 ³	15 ³	30 ³	35 ⁴	35	900
R-4	80	12,000	20%	35 ³	12 ³	24 ³	35 ³	35	900
PUD	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5
L-1	100	43,560	20%	60 ³	25 ³	50 ³	50 ³	3 stories 35 feet	NA

* In square feet per family.

NOTES:

- 1 On corner lots in any zone, that portion of a lot contiguous to a public right-of-way shall be considered as front yard area and that portion of a lot contiguous to a front yard shall be considered as side yard area for the purpose of applying the regulations herein.
- 2 Structures including transmission equipment in any zone subject to yard dimensions as listed above.
- 3 Accessory buildings in the B-1, R-2, R-3, R-4 and L-1 Zones limited to one story and up to 160 square feet in area must be a minimum of three feet from side and rear lot lines and meet front setback requirements. In R-2 Zones the front yard setback will be from the OCWA high-water line or the FEMA flood zone whichever is greater. In L-1 Zones 50 feet for one side yard and 100 feet for both, if adjoining residential zone.
- 4 Accessory buildings in the A-1 and R-1 Zones limited to one story and:
 - Up to 160 square feet in area must be a minimum of three feet from side and rear lot lines and meet front setback requirements.
 - Greater than 160 square feet up to 720 square feet in area must be a minimum of 25 feet from side lot lines and 50 feet from the street line or beyond the rear line of the principal structure, whichever is least.
 - Greater than 720 square feet up to 2,400 square feet in area must be a minimum of 35 feet from side lot lines and 65 feet from the street line or beyond the rear line of the principal structure, whichever is least.

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- Greater than 2,400 square feet in area must be a minimum of 45 feet from the side and rear lot lines and 70 feet from the street line or beyond the rear line of the principal structure and requires a special permit.
- 5 To be determined by the Town Board.