

ZONING

150 Attachment 2

Town of Fabius

Schedule II: Lot Size, Yards, Height*

District	Land Use	Minimum Lot Area (acres or square feet)	Minimum Lot Size (feet)		Minimum Yard Set Back (feet)			Maximum Building Height** (feet)	Remarks
			Width	Depth	Front	Side (each)	Rear		
A-1	All dwellings	2 acres	300	300	50	50	50	35	Note 1
	All other uses	5 acres	300	300	100	75	50	35	
A-2	All uses	2 acres	300	300	100	50	50	35	Note 1
R-1	1 and 2 family dwelling	1 acre	125	100	50	25	50	35	Notes 1 and 2
	Multi-family dwelling	15,000 square feet per d.u. with Health Dept. approval of septic systems	125	100	50	25	50	35	
	All other uses	1 acre	100	100	50	20	50	35	
R-2	1 and 2 family dwelling	1 acre	100	100	25	15	25	35	Notes 1 and 2
	Multi-family dwelling	15,000 square feet per d.u. with Health Dept. approval of septic systems	100	100	25	15	25	35	
	All other uses	1 acre	80	100	25	15	25	35	
C-1	1 and 2 family dwelling	1 acre	80	100	25	15	25	35	Notes 1, 2 and 3
	Multi-family dwelling	15,000 square feet per d.u. with Health Dept. approval of septic systems	100	100	30	20	25	35	
	All other uses	1 acre	80	100	5	5	25	35	
I-1	All uses	1 acre	100	200	25	15	20	35	Note 1

FABIUS CODE

NOTES:

d.u. = dwelling unit

* Minimum area, lot size and setback requirements may be modified by special conditions or special permit requirements which take precedence over this Schedule II.

** Maximum building height does not apply to agricultural uses.

Note 1: To preserve the traffic-carrying capacity of major roads and reduce the accident potential related to multiple driveway intersections on major roads, minimum lot width on any lot fronting on Route 80 and Route 91 is 500 feet.

Note 2: Corner Lot Transition. On every corner lot in a residential and commercial district there shall be provided on both streets a yard equal in depth to that required for the front yard.

Note 3: Side Yard Transition. Where a lot in a commercial district is adjacent to a lot in a residential district there shall be provided along such adjacent lines a side yard of 30 feet in the commercial district.