

ZONING

280 Attachment 3

Town of Tully

Schedule II

Area, Width, Yards, Coverage and Height Requirements, Town of Tully
[Amended 2-27-2020 by L.L. No. 1-2020]

District	Land Use	Minimum Lot Area*	Minimum Lot Width (feet)	Minimum Yard Set Back			Maximum Lot Coverage (%)	Maximum Building Height (See § 280-8F.)		Remarks
				Front (feet)	Side each (feet)	Rear (feet)		Principal Building	Accessory Building	
A-1 and A-2	All principal uses	2 acres	225	75	40	Greater of 15% of lot depth or 20 feet	25	Lesser of 2.5 stories or 35 feet	2 stories	See Note 1.
R-1	All principal uses	1 acre	200	50	30	Greater of 15% of lot depth or 20 feet	25	Lesser of 2.5 stories or 35 feet	2 stories	See Note 1.
R-2	1- and 2-family dwelling	20,000 square feet (See Note 2.)	100	50	20	Greater of 15% of lot depth or 20 feet	25	Lesser of 2.5 stories or 35 feet	Same as principal building	See Notes 1 and 2.
	Multifamily dwelling, townhouse, retirement housing	15,000 square feet per dwelling unit (See Note 2.)								
	Mobile dwelling	20,000 square feet (See Note 2.)								

TULLY CODE

District	Land Use	Minimum Lot Area*	Minimum Lot Width (feet)	Minimum Yard Set Back			Maximum Lot Coverage (%)	Maximum Building Height (See § 280-8F.)		Remarks
				Front (feet)	Side each (feet)	Rear (feet)		Principal Building	Accessory Building	
	Other uses	20,000 square feet (See Note 2.)								
R-3	All principal uses	1 acre	200	50	30	Greater of 15% of lot depth or 20 feet	25	Lesser of 2.5 stories or 35 feet	2 stories	See Note 1.
B-1	All uses	1 acre	100	50	30	Greater of 15% of lot depth or 20 feet	30	40 feet	2 stories	See Note 1.
IND	All uses	1 acre	100	70	30	Greater of 15% of lot depth or 20 feet	30	35 feet	2 stories	See Note 1.

NOTES:

* See § 280-8A, B and C.

¹ No part of any principal or accessory building shall encroach into any front, side or rear yard without ZBA approval. This provision shall not apply to a one-story boathouse.

² Minimum lot area of one acre for all uses in the R-3 District is required unless a public sewer, or equivalent as determine Board of Appeals, is to be provided.