

ZONING

170 Attachment 2

Village of Scottsville

**Table 170-11.2
Residential District Dimensional Requirements**

	Zoning District				
	R1-16	R1-12	R1-6	RA1-4	RM
A. Minimum Lot Area (square feet)⁽¹⁾⁽²⁾					
One-family, detached	16,000 ⁽³⁾	12,000	6,000	4,000	12,000
One-family, attached	N/A	N/A	N/A	4,000	N/A
Two-family	N/A	N/A	6,000	N/A	N/A
Multifamily	-	-	-	-	16,000
Nonresidential uses	16,000 ⁽³⁾	12,000	12,000	12,000	12,000
B. Minimum Lot Width (feet)⁽⁴⁾					
Residential uses	100	80	60	26	100
Nonresidential uses	100	80	60	26	100
C. Minimum Front Yard (feet)⁽⁵⁾					
Residential uses	50	50	30	50	50
Nonresidential uses	50	50	50	50	50
D. Minimum Side Yard (feet)⁽⁵⁾					
Residential uses	12	10	10	0	30
Nonresidential uses	15	15	15	15	30
Accessory structures	5	5	5	5	15
E. Minimum Rear Yard (feet)⁽⁵⁾					
Residential uses	35	30	30	30	30
Nonresidential uses	35	35	30	30	35
Accessory structures	10	10	10	10	10
F. Minimum Garage Setback (feet)⁽⁶⁾					
All dwelling units	10	10	N/A	N/A	N/A

NOTES:

- (1) Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system as determined by the Monroe County Department of Health.
- (2) Or the most common lot area on the block in which the lot is located.
- (3) The minimum lot area for lots without access to public sewers shall be 40,000 square feet.
- (4) Or the most common lot width on the block in which it is located.
- (5) Or the most common yard on the block in which the lot is located.
- (6) Setback requirement to be measured from the front building line.