

ZONING

170 Attachment 5

Village of Scottsville

**Table 170-13.2  
Business District Dimensional Requirements**

	District	
	GB	CB
<b>A. Minimum Lot Area (square feet)<sup>(1)</sup></b>		
Residential uses	SPR <sup>(2)</sup>	SPR
Nonresidential uses	12,000	SPR
<b>B. Minimum Lot Width (feet)<sup>(3)</sup></b>		
Residential uses	80	SPR
Nonresidential uses	80	SPR
<b>C. Minimum Front Yard (feet)<sup>(4)</sup></b>		
Residential uses	10	0
Nonresidential uses	10	0
<b>D. Maximum Front Yard (feet)<sup>(4)</sup></b>		
Residential uses	30	10
Nonresidential uses	30	10
<b>E. Minimum Side Yard (feet)<sup>(4)</sup></b>		
Residential uses, principal	15	SPR
Residential uses, accessory	10	SPR
Nonresidential uses, principal <sup>(5)</sup>	5/10	SPR
Nonresidential uses, accessory	10	SPR
<b>F. Minimum Rear Yard (feet)<sup>(4)</sup></b>		
Residential uses, principal	10	SPR
Residential uses, accessory	10	SPR
Nonresidential uses, principal <sup>(5)</sup>	10/15	SPR
Nonresidential uses, accessory	10	SPR

**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) SPR indicates that these requirements will be determined through the site plan review process.
- (3) Or the most common lot width on the block in which it is located.
- (4) Or the most common yard on the block in which the lot is located.
- (5) The first number represents the required yard if the lot is located adjacent to a commercially zoned property or use. The second number is the required yard if the lot is adjacent to a residentially zoned property or use.