

# ZONING

## 158 Attachment 11

### Town of Cornwall

#### Bulk Requirements - Residential Districts

[Amended 6-13-2005 by L.L. No. 3-2005; 12-10-2012 by L.L. No. 5-2012; 11-10-2014 by L.L. No. 5-2014; 2-12-2020 by L.L. No. 1-2020; 10-4-2021 by L.L. No. 3-2021]

1	2	3	4	5	6	7	8	9	10	11	12
District	Use Group	Minimum Usable Lot Area	Required Lot Width (feet)	Minimum Front Yard Depth (feet)	Required Minimum Side/Total Side Yards (feet)	Required Minimum Rear Yard (feet)	Minimum Required Road Frontage (feet)	Maximum Building Height (feet)	Maximum Development Coverage	Maximum Building Coverage Percent/ Floor Area Ratio	Minimum Liveable Area (square feet)
MCR	A	none	none								
	B	10 acres	300	100	50/150	100	200	40	10%	5/0.05	1,500
	C	160,000 sq. ft.	500	75	50/100	75	300	40	70%	10/0.20	N/A
	D	As specified in the special permit therefor									
ARR	A	none	none								
	B	3 acres	250	75	30/100	75	200	40	12%	5/0.05	1,200
	C	5 acres	300	50	100/200	100	200	40	12%	5/0.05	N/A
	D	5 acres	350	70	70/160	70	200	40	10%	10/0.15	N/A
	F	160,000 sq. ft.	500	75	50/100	75	300	40	70%	10/0.20	N/A
	G	5 acres	200	70	70/140	70	150	40	15%	4/0.08	N/A
	H	As specified in the special permit therefor									
SLR	A	none									
	B	2 acres	200	60	30/80	60	150	40	12%	20/0.20	1,000
	C	160,000 sq. ft.	500	75	50/100	75	300	40	70%	10/0.20	N/A
	D	60,000 sq. ft.	200	50	50/100	50	100	40	65%	15/0.30	N/A
	E	Same as residential requirements applying to structure									
	F	20 acres	900	75	50/100	50	200	50	30%	25/0.25	SP
	H	20 acres	As specified in special permit						35%	SP	SP
	I	As specified in the special permit therefor									
	J	5 acres	300	50	100/200	100	200	40	12%	5/0.05	N/A
MR	A	none									
	B	2 acres	200	60	30/80	60	150	40	12%	20/0.20	1,000
	C	160,000 sq. ft.	500	75	50/100	75	300	40	70%	10/0.20	N/A

CORNWALL CODE

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	D	60,000 sq. ft.	200	50	50/100	50	100	40	65%	15/0.30	N/A	
	E	Same as residential requirements applying to structure										
	H	20 acres	As specified in special permit							35%	SP	SP
	I	As specified in the special permit therefor										
	L	20 acres	200	50	25/50	50	100	35	35%	35/0.33	700	
SR-1	A	none										
	C	1 acre	135	50	30/80	40	100	35	50%	20/0.20	850	
	D	20,000 sq. ft.	125	50	40/80	40	15	45	50%	20/0.40	NA	
	E	80,000 sq. ft.	250	50	50/100	50	200	45	50%	30/0.40	NA	
	F	30,000 sq. ft.	125	30	20/50	30	80	35	30%	15/0.25	850	
	G	20,000 sq. ft.	100	30	15/35	30	70	35	35%	15/0.33	850	
	H	30,000 sq. ft.	125	30	15/35	30	80	35	30%	20/0.33	850	
	J	30 acres 30,000 sq. ft./unit	1,000	30	15/50	30	200	25	50%	10/0.20	850	
	K	160,000 sq. ft.	500	75	50/100	75	300	40	70%	10/0.20	N/A	
L	20 acres	900	75	50/100	50	200	50	30%	25/0.25	SP		
N	60,000 sq. ft.	200	50	50/100	50	100	40	65%	15/0.30	N/A		

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SR-2	A	none									
	B	20,000 sq. ft.	100	30	15/30	30	70	35	35%	35/0.33	850
	C	30,000 sq. ft.	125	30	15/35	30	80	35	30%	15/0.33	850
	D	160,000 sq. ft.	500	75	50/100	75	300	40	70%	10/0.20	N/A
	G	60,000 sq. ft.	200	50	50/100	50	100	40	65%	15/0.30	N/A
	H	20,000 sq. ft.	125	50	40/80	40	15	45	50%	20/0.40	NA
	I	80,000 sq. ft.	250	50	50/100	50	200	45	50%	30/0.40	NA
J	20 acres	900	75	50/100	50	200	50	30%	25/0.25	SP	