

ZONING

158 Attachment 12

Town of Cornwall

Bulk Requirements - Nonresidential Districts

[Amended 12-3-2002 by L.L. No. 8-2002; 6-13-2005 by L.L. No. 3-2005; 8-6-2007 by L.L. No. 1-2007; 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	Floor Area Ratio
LS	A	none									
	B	10,000 sq. ft.	50	30	none	none	50	35	100%	50%	0.50
	C	20,000 sq. ft.	200	50	50/100	20	200	25	70%	10%	0.10
	D	40,000 sq. ft.	200	55	35/70	75		35	70%	40%	0.7
	E	160,000 sq. ft.	500	75	50/100	75	300	40	70%	25%	1.15
GC	A	none									
	B	5,000 sq. ft.	50	30	none	none	50	55	100%	50%	0.50
	D	10,000 sq. ft.	100	30	none	none	100	55	100%	70%	1.00
	E	60,000 sq. ft. (400 per accommodation unit)	200	35	20/40	75	200	60	50%	35%	1.40
	F	25,000 sq. ft.	200	35	25/50	75	100	55	70%	35%	0.70
	G	15,000 sq. ft.	100	35	20/40	75	100	55	70%	35%	0.70
	H	25,000 sq. ft.	200	50	50/100	20	200	55	70%	10%	1.00
	I	none	none	30	20/40	40	15	55	35%	35%	0.70
	J	5 acres	300	75	50/100	50	200	40	65%	25%	1.15
HC	K	60,000 sq. ft.	200	50	50/100	50	100	40	65%	15%	0.30
	L	160,000 sq. ft.	500	75	50/100	75	300	40	70%	25%	1.15
	A	10,000 sq. ft.	100	55	20/40	35	100	35	70%	35%	0.70
	B	25,000 sq. ft.	100	55	20/50	35	100	35	60%	35%	0.70
	C	10,000 sq. ft.	50	55	10/40	35	50	35	80%	30%	0.60
	D	25,000 sq. ft.	200	55	20/40	75	200	35	60%	30%	0.60
	E	40,000 sq. ft.	200	55	20/40	75	200	35	60%	30%	0.60
	F	20,000 sq. ft.	200	45	20/40	50	200	35	70%	15%	0.15

CORNWALL CODE

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	Floor Area Ratio	
	G	60,000 sq. ft.	350	65	60/120	60	100	35	70%	45%	0.45	
	H	65,000 sq. ft.	350	100	20/40	30	250	40	80%	20%	0.30	
HC (cont'd)	I	20,000 sq. ft.	150	55	30/60	60	150	25	80%	10%	0.10	
	J	25,000 sq. ft.	150	55	30/60	50	150	25	70%	10%	0.10	
	K	5 acres	200	70	70/140	70	150	40	15%	4%	0.08	
	L	As specified in the special permit therefore										
	M	160,000 sq. ft.	500	75	50/100	75	300	40	70%	25%	1.15	
PCD	A	65,000 sq. ft.	350	100	40/80	40	100	40	70%	35%	0.70	
	B	3 acres	500	100	50/100	50	100	40	70%	35%	0.70	
	C	80,000 sq. ft.	400	100	50/100	50	400	40	70%	35%	0.70	
	D	5 acres	200	70	70/140	70	150	40	15%	4/08	N/A	
	E	none										
	F	160,000 sq. ft.	200	50	30/100	50	150	40	10%	5%	0.05	
	G	As specified in the special permit therefore										
	H	160,000 sq. ft.	500	75	50/100	75	300	40	70%	25%	1.15	
PIO	A	65,000 sq. ft.	350	100	40/80	40	100	40	70%	35%	0.70	
	B	3 acres	500	100	50/100	50	100	40	70%	35%	0.70	
	C	80,000 sq. ft.	400	100	50/100	50	400	40	70%	35%	0.70	
	E	none										
	G	10,000 sq. ft.	50	55	10/40	35	50	35	80%	30%	0.60	
	H	160,000 sq. ft.	200	50	30/100	50	150	40	10%	5%	0.05	
	I	5 acres	200	70	70/140	70	150	40	15%	4%	0.08	
	J	As specified in the special permit therefore										
	K	5 acres	300	50	100/200	100	200	40	12%	5%	0.05	
	N	65,000 sq. ft.	350	100	20/40	30	250	40	80%	20%	0.30	
O	160,000 sq. ft.	500	75	50/100	75	300	40	70%	25%	1.15		

NOTES:

1. In connection with the granting of a special use permit and site plan approval for nursing home or senior citizen housing in the GC Zone, Use Group B, the Planning Board may, upon a finding of the appropriateness, increase the allowable floor area ratio by 35%, not to exceed a total floor area ratio of 85%.