

# ZONING

## 91 Attachment 3

### Village of West Carthage

#### Area Regulations Chart

District	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Front Yard* (feet)	Minimum Rear Yard (feet)	Minimum Side Yard**		Building Height (stories)	Percent Lot Coverage	Accessory Building Setback (feet)	Distance Between Structures (feet)
					Each	Total				
Floodplain	15,000	90	50	40	8	24	2	20	5	
Conservation	15,000	90	50	40	8	24	2	20	5	
R-1	15,000	90	50	40	8	24	2	20	5	
R-2										
(1-family)	9,600	75	40	40	6	16	2	25	5	
(2-family)	18,000	100	40	40	10	26	2	25	5	
R-3										
(1-family)	9,600	75	40	40	6	16	2	25	5	
(2-family)	18,000	100	40	40	10	26	2	25	5	
(3+ family)	58,000	none	40	40	25	--	2½	25	25	25
Central Business	12,000	90	40	40	0	16	2	40	5 and front yard of principal building	
Arterial Service										
Generally	50,000	250	80	60	40		2 or 4	20	40	
w/marginal access	30,000	150	80	40	25		2 or 4	25	25	
Industrial	1 acre	none	50	60	25		2 or 4	40	25	1 story: = 25 2 stories: = 32 3 stories: = 40 4 stories: = 50
PDD	10 acres									

**NOTES:**

\* Front yards of vacant infill lots are allowed to be reduced to the average front yard within 300 feet.

\*\* Small nonconforming lots are permitted smaller side yards as follows:

District	Lot Width (feet)	Minimum Side Yard	
		Each (feet)	Total (feet)
R-1	70 to 90	No reduction	
	69	8	21
	64	8	16
	62	7	14
	60	6	12
R-2	60 to 75	No reduction	
	59	6	15.5
	52	6	12
	48	5	10
R-3		Same as R-2	