

# ZONING

## 178 Attachment 1

### Town of Cortlandville Agricultural District Bulk Regulations<sup>1</sup>

	Lot	Lot	Front	Rear	Side	Lot Coverage	Height <sup>2</sup>	Parking Requirements <sup>3</sup>	
1. <u>Permitted uses:</u>									
a. Agricultural	5 AC	300 F	75 F	100 F	100 F	20%		1 per dwelling	
b. Residential nonfarm	1 AC	150 F	60 F	40 F	12/32 F	20%		1 per dwelling	
2. <u>Permitted uses, subject to site plan approval:</u>									
a. Two-family dwellings		Per dwelling unit, same as residential nonfarm							1 per dwelling
b. Agricultural area-related	5 AC	300 F	75 F	100 F	100 F	20%		1 per each 250 SF of gross floor area	
c. Religious institutions	3 AC	300 F	75 F	100 F	100 F	20%		1 for each 4 seats	
3. <u>Uses subject to conditional permit<sup>4</sup></u>									
a. Education and cultural institutions	5 AC	300 F	75 F	75 F	50 F	20%		1 for each 250 SF of gross floor area	
b. Recreational and social activities	3 AC	300 F	75 F	100 F	100 F	20%		As required by Planning Board	
c. Boardinghouses and tourist homes <sup>5</sup>	1 AC	150 F	60 F	40 F	12/32 F	20%		As required by Planning Board	
d. Health, medical and care facilities	2 AC	250 F	75 F	100 F	75 F	20%		1 for each 200 SF of gross floor area	
e. Transportation and utility uses		As required by the Town Planning Board							As required by Planning Board

**NOTES:**

<sup>1</sup> SF = Square feet    % = Percent;    ea = Each;    AC = Acres;    F = Feet

<sup>2</sup> Height limitations of Cortland County Airport supersede listed maximums; see § 178-100.

<sup>3</sup> Required parking areas may not infringe on any required yard but shall be excluded from computation of lot coverage.

<sup>4</sup> In reviewing applications for approval of conditional permit, the Planning Board, in determining whether the applicable criteria have been satisfied, shall consider each application on its own merits, considering the facts and circumstances of each application. These figures are provided as guidelines only for the assistance of individual applicants, and are not to be considered a statement of either minimum or maximum requirements.

<sup>5</sup> [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)].