

ZONING

178 Attachment 2

Town of Cortlandville Residential R-1 District Bulk Regulations¹ [Amended 8-5-1998 by L.L. No. 2-1998; 6-15-2005 by L.L. No. 1-2005]

Use	Minimum				Maximum			C	Height ²	Parking Requirements ³
	Lot Size	Lot	Front	Rear	Lot	Coverage	Height ²			
1. <u>Permitted uses:</u>										
a. Residential	30,000 SF	100 F	50 F	12 F	32 F	40 F	20%	30 F	1 per dwelling	
1. Accessory uses	N/A	N/A	50 F	9 F	32 F	10 F	5%	15 F	0	
2. <u>Permitted uses subject to site plan approval</u>										
a. Residential										
1. Two-family dwellings	30,000 SF	100 F	50 F	12 F	32 F	40 F	20%	30 F	1 per dwelling	
2. Home occupations (other than § 178-19)	N/A	N/A	50 F	12 F	32 F	40 F	N/A	20 F	1/ea 250 SFgfa	
b. Agriculture related uses	5 AC	300 F	75 F	75 F	200 F	75 F	10%	30 F	1/EA 250 SFgfa	
c. Religious institutions	3 AC	300 F	75 F	100 F	200 F	100 F	20%	30 F	1/ea 4 seats	
3. <u>Uses subject to conditional permit:⁴</u>										
a. Home occupations	N/A	N/A	50 F	12 F	32 F	40 F	N/A	20 F	1/ea 250 SF	
b. Educational and cultural institutions	5 AC	300 F	75 F	50 F	100 F	50 F	20%	30 F	1/ea 200 SF gfa	
c. Recreational and social activities	3 AC	200 F	50 F	25 F	75 F	50 F	20%	30 F	As required by Planning Board	
d. Boardinghouses and tourist homes	30,000 SF	100 F	50 F	12 F	32 F	40 F	20%	30 f	As required by Planning Board	
e. Health, medical and care facilities	2 AC	250 F	75 F	50 F	100 F	100 F	20%	30 F	1/ea 200 SF gfa	
f. Transportation and utility uses									As required by Planning Board	

NOTES:

¹ SF = Square Feet % = Percent ea = Each
 AC = Acres DU = Dwelling unit gfa = Gross floor area
 F = Feet N/A = Not applicable

² Height limitations of the Cortland County Airport supersede listed maximums; see § 178-100. Residential height shall be no more than 35 feet on parcels of one acre or less and 40 feet on parcels greater than one acre. Height shall be measured in accordance with the provisions of this chapter.

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

⁴ In reviewing applications for approval of conditional permit, the Planning Board, in determining whether the applicable criteria have been satisfied, shall consider 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.