

ZONING

178 Attachment 3

Town of Cortlandville Residential R-2 District Bulk Regulations¹

| Use | Minimum | | | | Maximum | | | | Parking Requirements ³ |
|---|-----------|-----------|-------|-------|---------|---------------------|---------------|------|-----------------------------------|
| | Lot Size | Lot Width | Front | Rear | Lot C | Height ² | Lot C overage | | |
| 1. Permitted uses: | | | | | | | | | |
| a. Residential (single) | | | | | | | | | |
| 1. Sewer and water available | 9,600 SF | 80 F | 35 F | 9 F | 25 F | 40 F | 25% | 30 F | 1/DU |
| 2. Sewer or water available | 20,000 SF | 100 F | 35 F | 9 F | 25 F | 40 F | 25% | 30 F | 1/DU |
| 3. No sewer or water available | 30,000 SF | 100 F | 35 F | 9 F | 25 F | 40 F | 25% | 30 F | 1/DU |
| b. Accessory uses | N/A | N/A | 35 F | 6 F | 25 F | 10 F | 5% | 0 | 1/DU |
| 2. Permitted uses subject to site plan approval | | | | | | | | | |
| a. Residential | | | | | | | | | |
| 1. Two-family dwellings (sewer and water available) | 20,000 SF | 100 F | 35 F | 9 F | 25 F | 40 F | 25% | 30 F | 1.5/DU |
| 2. Two-family dwellings (sewer and water not available) | 35,000 SF | 100 F | 35 F | 9 F | 25 F | 40 F | 25% | 30 F | 1.5/DU |
| b. Religious institutions | 3 AC | 300 F | 50 F | 100 F | 200 F | 100 F | 20% | 50 F | 1 SF gfa/ea. 4 seats |
| 3. Uses subject to conditional permit ⁴ | | | | | | | | | |
| a. Home occupations per § 178-23 | N/A | N/A | 35 F | 9 F | 25 F | 40 F | N/A | 30 F | 1/ea. 250 |
| b. Educational institutions | 5 AC | 300 F | 75 F | 50 F | 100 F | 50 F | 20% | 30 F | 1/ea. 250 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 ⁵ | 20,000 SF | 100 F | 35 F | 9 F | 25 F | 40 F | 25% | 30 F | As required by Planning Board |
| e. Health, medial and care facilities | 2 AC | 200 F | 50 F | 25 F | 75 F | 75 F | 20% | 30 F | 1/ea. 250 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 Cortland County Airport supersede listed maximums; see § 178-100.

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 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.

⁵ [Amended at time of adoption of Code (see Ch. I, General Provisions, Art. I)].