

ZONING

178 Attachment 4

Town of Cortlandville Residential R-3 District Bulk Regulations¹

Use	Minimum				Maximum			C	Height ²	Parking Requirements ³
	Lot Size	Lot	Front	Side	Rear	Lot	Coverage			
1. Permitted uses:										
a. Residential										
1. Single-family	7,800 SF	65 F	35 F	8 F	20 F	30 F	25%	30 F	1/DU	
2. Two-family	9,000 SF	100 F	35 F	9 F	28 F	30 F	25%	30 F	1/DU	
3. Multiple dwellings not exceeding 4 DU	6,000 SF +3,000/DU	100 F	35 F	7 F	12 F	30 F	25%	none See ³	1/DU	
b. Accessory uses	N/A	N/A	35 F	6 F	12 F	10 F	5%	20 F	As required by Planning Board	
+8/DU										
2. Permitted uses subject to site plan approval										
a. Residential										
1. Multiple dwellings exceeding 4 DU	1 AC	200 F	35 F	20 F	50 F	50 F	20%	none	As required by Planning Board	
	or 6,000 SF + 3,000 SF/ DU			or 8 F + 1 F/ DU	or 12 F + 8 F/ DU					
b. Religious institutions	3 AC	300 F	50 F	100 F	200 F	100 F	20%	50 F	As required by Planning Board	
3. Uses subject to conditional permit⁵										
a. Customary home occupations				As required by Planning Board						
b. Educational	5 AC	300 F	75 F	50 F	100 F	50 F	20%	30 F	As required by Planning Board	
c. Recreational and social	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 ⁶	9,000 SF	100 F	35 F	9 F	28 F	30 F	25%	30 F	As required by Planning Board	
e. Health, medical and care services	2 AC	200 F	50 F	25 F	75 F	75 F	20%	30 F	As required by Planning Board	
f. Transportation and utility uses				As required by Planning Board						

NOTES:

¹ SF = Square Feet AC = Acres F = Feet
² % = Percent DU = dwelling unit N/A = Not applicable

³ Height limitations of Cortland County Airport supersede listed maximums, see § 178-100.

⁴ For each foot of height the structure exceeds 30 feet, the side yard shall be increased by one foot and the front yard by two feet. Structures height shall be limited so as to not interfere with solar access to neighboring properties.

⁵ Required parking areas may not infringe on any required yard but shall be excluded from computation of lot coverage.

⁶ 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.

XXXXX CODE

⁶ [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)].