

ZONING

178 Attachment 5

Town of Cortlandville Business Districts Bulk Regulations¹ [Amended 1-16-2008 by L.L. No. 1-2008]

Use	Minimum			Maximum				Height ²	Parking Requirements ³
	Lot Size	Lot	Front Width	Rear	Yard	Lot C coverage	C		
1. Permitted uses:									
a. Residential (all)	6,000 SF	80 F	35 F	8 F	20 F	40 F	25%	None	As required by Planning Board
	+1,000/DU	+10/DU							
2. Permitted uses subject to site plan approval									
a. Residential	1 AC	200 F	50 F	10 F	30 F	40 F	25%	None	As required by Planning Board
1. Multiple-family dwelling up to 4 DU				As required by Planning Board					
b. Business				As required by Planning Board					
3. Uses subject to conditional permit⁴									
a. Residential multiple DUs over 4				As required by Planning Board					
b. Religious institutions	1 AC	100 F	35 F	8 F	20 F	40 F	⁵	None	As required by Planning Board
c. Business				As required by Planning Board					
d. Educational institutions	5 AC	300 F	75 F	50 F	100 F	50 F	⁵	None	As required by Planning Board
e. Recreational and social activities	1 AC	100 F	35 F	8 F	20 F	40 F	⁵	None	As required by Planning Board
f. Health, medical and care facilities	1 AC	100 F	35 F	8 F	20 F	40 F	⁵	None	As required by Planning Board
g. Transportation and utility uses				As required by Planning Board					

NOTES:

¹ SF = Square Feet AC = Acres F = Feet
² % = Percent DU = Dwelling Unit

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. Except for lot coverage requirements, 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 Unless otherwise stated, lot coverage shall comply with requirements set forth in Article II, General Provisions, of this chapter.