

ZONING

178 Attachment 6

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

Use	Minimum				Maximum				Height ^{2,3}	Parking Requirements ³
	Lot Size	Lot	Front Width	Yard	Rear	Lot Coverage	C			
1. <u>Permitted uses:</u>										
a. Agricultural	None	None	50 F	12 F	32 F	40 F	50%	None	As required by Planning Board	
2. <u>Permitted uses subject to site plan approval</u>										
a. Agricultural					As required by Planning Board					
b. Additions to industrial facilities	None	None	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	
c. Religious institutions	1 AC	100 F	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	
3. <u>Uses subject to conditional permit⁴</u>										
a. Business	(As required)	100 F	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	
b. Educational	3 AC	200 F	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	
c. Recreational and social activities	1 AC	100 F	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	
d. Health related	1 AC	100 F	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	
e. Transportation and utility					As required by Planning Board					
f. Industrial	None	None	50 F	12 F	32 F	40 F	⁵	None	As required by Planning Board	

NOTES:

¹ SF = Square Feet % = Percent AC = Acres F = Feet

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

³ No structure shall intersect a plane at a forty-five-degree angle inclining in from any property line or right-of-way.

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.