

ZONING

360 Attachment 2

City of Plattsburgh

Schedule II

Schedule of Area and Bulk Controls

[Amended 4-22-2004 by L.L. No. 5-2004; 12-20-2005 by L.L. No. 7-2005]

Zoning District and Land Use	Minimum Lot Size Requirements				Minimum Yard Requirements			Maximum Building		Minimum Open Space (percent)
	Area (square feet)	Area per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side One/Both (feet)	Rear (feet)	Height (feet/stories)	Coverage (percent)	
RH Residential Historic	7,500	7,500	75	75	25	10/25	30	35/2.5	25	50
R-1 Low-Density Residential Single-family residence	7,500	7,500	75	75	25	10/25	30	35/2.5	25	50
Other uses permitted	15,000	Not applicable	50	100	25	10/25	25	35/2.5	30	50
R-2 General Residential Single-family residence	5,000	5,000	50	100	20	10/25	25	35/2.5	30	50
Two-family residence	6,000	3,000	50	100	20	10/25	25	35/2.5	30	45
Three-family residence	7,500	2,500	60	100	20	10/25	25	35/2.5	30	45
Townhouse residence	2,500 per unit	2,500	25	100	20	0/0(a)	25	35/2.5	30	50
Multifamily residence										
Low-Rise	10,000	(b)	(b)	(c)	30	15/35	35	35/2.5	20	45
High-Rise	100,000	(b)	(b)	(b)	35	30/65	60	(b)	15	50
Neighborhood commercial	5,000	Not applicable	50	100	20	10/25	25	35/2.5	30	50
Other permitted uses	10,000	Not applicable	100	100	20	10/25	25	35/2.5	30	50
B-1 General Business All permitted uses	5,000	Not applicable	50	100	20	(c)	(d)	35/2.5	40	15
B-2 Highway Business All permitted uses	10,000	Not applicable	50	100	40	(c)	(d)	30/2	50	15
C Central Business All permitted uses										
Low-rise	5,000	1,500	50	100	Not applicable	(c)	(d)	36/3	100	Not applicable
High-rise	50,000	Not applicable	70	100	(b)	(b)	(b)	(b)	(b)	(b)
I Industrial All permitted uses	15,000	Not applicable	100	100	40	20/40	20	48/4	50	20
RC-1 Permitted residential uses										
Low-rise	10,000	(b)	(b)	(b)	40(e)	12/24	12	35/2.5	30	45
High-rise	50,000	(b)	(b)	(b)	40(e)	(b)	(b)	(b)	(b)	45
Other permitted uses										
Low-rise	10,000	Not applicable	(b)	(b)	40(e)	12/24	12	35/2.5	30	45

PLATTSBURGH CODE

Zoning District and Land Use	Minimum Lot Size Requirements				Minimum Yard Requirements			Maximum Building		Minimum Open Space (percent)
	Area (square feet)	Area per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side One/Both (feet)	Rear (feet)	Height (feet/stories)	Coverage (percent)	
High-rise	50,000	Not applicable	(b)	(b)	40(e)	(b)	(b)	(b)	(b)	(b)
RC-2 Permitted residential uses	15,000	(b)	(b)	(b)	40	24/48	24	49/3.5	25	50 ^g
Other permitted uses	15,000	(b)	(b)	(b)	40	24/48	24	49/3.5	25	50 ^g
Recreation and Related Use-1 Permitted residential uses	(i)	(i)	(i)	(i)	(i)	(i)	(i)	(i)	(i)	(i)
Other permitted uses	10,000	Not applicable	100	100	12	12/42	12	35/2-1/2	30	50
Recreation and Related Use-2 Permitted residential uses	(i)	(i)	(i)	(i)	(i)	(i)	(i)	(i)	(i)	(i)
Other permitted uses	15,000	15,000	125	75	15	30/90	30	49/3-1/2	15	75
Recreation and Related Uses-3 Permitted uses	20,000	Not applicable	150	100	30	30/90	30	49/3-1/2	15	75

Notes:

- (a) Except end units where one yard must be a minimum of 10 feet and both yards must total 25 feet.
- (b) See Schedule III, Calculations Formulas for Area and Bulk Controls, provided as an attachment to Chapter 360, Zoning.
- (c) None required; however, if a side yard is provided, it must be a minimum of 12 feet in width.
- (d) None required; however, if a rear yard is provided, adequate access to a public right-of-way for service and maintenance must be provided, and the yard must be a minimum of 12 feet in depth.
- (e) Except lakefront parcels located in the city’s north and urban renewal project for the duration of currently approved urban renewal plan controls.
- (f) In addition, the Zoning Board of Appeals is authorized to allow building coverage in Industrial Zones to be increased 50% to 65% by special use permit.
- (g) The minimum open space requirement shall apply only to proposals that would diminish existing open space, such as the construction of new buildings or additions, or the creation of parking or storage areas or other paved areas. It shall not apply to a change in use of existing buildings or facilities that would not result in diminished open space. Nor shall it apply to building expansions of less than 25% in floor area.
- (h) All area and bulk control requirements shall exclude land between the waterside property boundary and the high-water elevation.
- (i) Except where the table specifies otherwise, the area requirements for permitted residential uses in RC-1 and RC-2 Zones is the same as the area requirement for the same type of permitted use in an R-2 Zone.