

ZONING

360 Attachment 4

City of Plattsburgh

Schedule IV
Waterfront Overlay District
Area and Bulk Controls

Zoning District	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) ³	Rear (feet)	Height (feet/stories)	Coverage (percent)	
	Other permitted uses	10,000	N/A	70	100	20	² 10/40%	10	35/2.5	30	50
RC-1 Recreational & Related Uses	Permitted residential uses	10,000	Current formula or 2,000	100	100	12	¹ 12/30	10	35/2.5	40	40
	Other permitted uses	10,000	N/A	100	100	12	¹ 12/30	10	35/2.5	40	40
RC-2	Permitted residential	15,000	(a)	125	75	15	¹ 15/30	20	49/3.5	25	50
	Other	15,000	(a)	125	75	30	¹ 15/30	20	49/3.5	25	50
B-2	Permitted	10,000	N/A	70	100	30	¹ 0/30	10	30/2	50	15

NOTES:

(a) See Schedule III.

¹ 20% of setback can be used for parking.

² No parking allowed in setback.

³ No, fence, hedge, tree line, structure, or other permanent obstruction of greater height than three feet shall be permitted within the larger of the two side yard areas.