

ZONING

360 Attachment 6

City of Plattsburgh

Schedule V

Schedule of Area and Bulk Controls for the Overlay District - IFP [Adopted 11-20-2025 by L.L. No. 4-2025]

- A. Use and bulk requirements amended.
1. Except as otherwise provided herein, the applicable regulations for the zoning classification, “Industrial Flight Path Overlay District” as set forth in this attachment shall apply in the IFP Overlay District - IFP together with and subject to the following:
 - a. Bulk and development standards: In addition to those provided in the City of Plattsburgh Code Chapter 360, Attachment 6 - Schedule of Area and Bulk Controls for an industrial flight path operation or use and is subject to the following supplemental bulk and development standards:
 - i. Density: Lot coverage and open space may be permitted in excess of § 360-17 requirements subject to the Common Council approval varying.
 - ii. Buffer: All Industrial Flight Path industrial buildings under common ownership shall maintain a buffer setback at a minimum of 100 feet from all state and county highways and Rugar Street. However, a buffer from private drives or City roads within the district may be 50 feet but no less.
 - iii. Parking: Parking areas are permitted to be located within the required setback and buffer area with approval of the site plan by the Common Council. Any underlying zoning requirements for setback or buffers shall not apply rather are superseded by the provisions herein.
 - iv. Height exceptions: The maximum height permitted shall not apply to rooftop bulkheads, elevator penthouses, cooling towers or air-conditioning or heating equipment, provided that such features shall not occupy, in the aggregate, more than 10% of the area of the roof of a building and are set back from the edge of the roof at least one foot for each one foot by which such features exceed the maximum permitted height. All mechanical equipment located on the tops of buildings shall be visually screened to the satisfaction of the Common Council.
 - v. Frontage: The property shall have frontage of at least 100 feet along Rugar Street, or on a state or county highway, easement, or right-of-way or City of Plattsburgh easement or right-of-way. Said frontage shall permit the ability to directly access these roadways for vehicular ingress and egress to the property. A driveway, public road, private road, or other means of egress to a parcel may be located within the required frontage area.

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- vi. Screening: The industrial operation and use shall be screened to adequately protect the view of neighboring properties as well as to assure an attractive environment within the site.

B. Overlay District – Industrial Flight Path.

1. Boundaries: The Overlay District -Industrial Flight Path encompasses and includes that property identified on the City of Plattsburgh Zoning Map as amended and shown on the attached Exhibit B¹ and is designated as Overlay District – Industrial Flight Path area.
2. Applications required: An industrial operation or use in the IFP District shall require the issuance of a special permit and site plan approval by the Common Council, subject to the relevant procedures and required findings set forth within City Code Chapter 360 except as expressly provided otherwise by this local law.
3. Public water and sewer: An industrial operation or use in the IFP District shall be serviced by public water and sewer services, unless otherwise allowed by the City Code or as approved by the Common Council special use permit.

NOTE: ALL USES PROPOSED FOR THIS DISTRICT REQUIRE APPROVAL BY THE CITY COMMON COUNCIL IN ACCORDANCE WITH TERMS HEREIN PROVIDED.

¹ See Attachment 5, Zoning Maps.

ZONING

**City of Plattsburgh
Schedule V
Industrial Flight Path - Overlay District**

Area and Bulk Controls

Zoning District Land Use

IFP Industrial uses

IFP Minimum Lot Size Requirements

Area (square feet): 15,000
Area per Dwelling Unit (square feet): NA
Width (feet) Depth (feet): 100

Minimum Yard Requirements

Front (feet): 100
Side One/ Both (feet): 20/40
Rear (feet): 20

Maximum Building

Height (feet/stories): 100
Coverage (percent): 65%
Minimum Open Space (percent): 25%