

ZONING

221 Attachment 1

**City of Ogdensburg
Table 1
Dimensional Regulations**

Zoning District	Minimum Lot Area (square feet)	Minimum Average Lot Width (feet)	Minimum Average Lot Depth (feet)	Maximum Height (feet)	Minimum Yards/Setbacks****			Maximum Lot Coverage*** (percent)	Minimum Usable Open Space For Residential Uses Only	
					Front (feet)	Side				Rear (feet)
						One (feet)	Both (feet)			
SFR (Single-Family Residential)	6,000	75	75	35	20	7	22	20	40	
MDR (Moderate-Density Residential)										
1-family	5,500	55	60	35	15	4*	20	20	60	Lesser of 500 square feet per unit or 10% of lot area
2-family	5,500	55	60	35	15	4*	20	20	60	
3- or more family	4,000 per unit	75	100	35	15	4*	20	20	60	
Other permitted uses	5,500	55	60	35	15	4*	20	20	60	
R/B (Residential/Business)										
1-family	5,500	55	60	48	—	4*	20	20	60	Lesser of 500 square feet per unit or 10% of lot area
2-family	5,500	55	60	48	—	4*	20	20	60	
3- or more family	2,700 per unit	75	100	48	—	4*	20	20	60	
Other permitted uses	5,500	55	60	48	—	4*	20	20	60	
B (Business)	5,500	55	60	48	15	—**	—**	—**	80	
I/I (Industrial and Institutional)	5,500	55	60	60	15	—**	—**	—**	80	
MH (Mobile Homes)	6,000	75	75	35	20	7	22	20	40	
PDD (Planned Development District)	87,120	—	(Subject to recommendation of Planning Board and discretion of the City Council)							Lesser of 500 square feet per unit or 10% of lot area

NOTES:

* One side yard may be reduced down to zero feet if structures constructed within four feet of a side lot line have no windows, doors, air-conditioning units or other type of openings in the wall facing such side lot line. Swimming Pools shall be located no less than four feet from a side lot line. In cases where the provided side yard is less than four feet, a written agreement between adjacent landowners shall be required for a perpetual maintenance easement of the lot line wall that allows a minimum four-foot width for the entire length of the building.

** A buffer strip 25 feet in width shall be required along a zoning district boundaries and any existing one- or two-family dwelling when topographical, existing vegetation or other barriers do not provide reasonable screening to shield neighboring properties. Buffering shall provide a year-round visual screen in order to minimize adverse impacts. It may consist of fencing, evergreens, berms, rocks, boulders, mounds or combinations of these to achieve the same objective. Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least seven feet in height shall be produced within three growing seasons.

*** Lot coverage is that portion of the lot that is covered by buildings, structures and accessory structures. Adequate parking and any front yard requirements must also be satisfied. See definitions of the following terms in § 221-6: “building,” “accessory structure” and “structure.” See also § 221-37, Accessory uses and structures, and § 221-41, Off-street parking and loading.

**** Handicap ramps shall be exempt from minimum yard setbacks in all districts and shall fully comply with state and federal construction standards. [Added 3-27-1995 by Ord. No. 4-1995]