

ZONING

180 Attachment 7

Village of Potsdam

Attachment III
Zoning Schedule³
(Part 4)

[Amended 12-5-2011 by L.L. No. 4-2011]

Zoning District	Standard Uses	Special Uses	Minimum Lot			Minimum Yard Dimensions (Setback in Feet)				Maximum Lot Coverage ²	Maximum Building Height (feet)
			Area (sq. ft.)	Width (feet)	Depth (feet)	Front	Side		Rear		
							One	Both			
NC Natural Conservation District			District area Minimum: 2 acres								
	Outdoor recreation			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Parking area/lot ^{1,4}			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Public or private utility ¹			N/A	N/A	N/A	N/A	N/A	15%	N/A
		Accessory use or building ¹			200	250	50	50	100	50	15%

NOTES:

¹ Uses requiring site plan approval.

² A maximum lot coverage percentage of 70% shall be allowed for all standard and special uses in the B-1 Business District if the following conditions are met:

A. Adequate stormwater management and snow storage areas are provided, per the site plan review process.

B. If over 2/3 of the area not meeting the lot coverage (i.e., Greenspace area) is located in the front half of the parcel, as measured from the major street, or if the area is used to provide additional buffering (above the Code requirement) with an adjacent, residentially zoned area, or some combination of the two. In cases where a parcel does not front a major street, the requirement for the incentive can be met through additional landscaping, per the site plan review process.

³ Uses in the Central Area (Overlay) District are not required to meet the lot area, area, width, depth, yard dimensions and coverage requirements.

POTSDAM CODE

⁴ All parking lots/areas shall comply with the applicable section(s) of § 180-22.
N/A – Not Applicable.