

ZONING

180 Attachment 8

Village of Potsdam

B-1 Zoning District

[Amended 4-20-1995 by L.L. No. 5-1995; 12-21-1999 by L.L. No. 11-1999; 2-19-2001 by L.L. No. 3-2001; 12-5-2011 by L.L. No. 4-2011; 5-16-2016 by L.L. No. 4-2016; 1-23-2017 by L.L. No. 1-2017; 3-21-2022 by L.L. No. 1-2022]

Zoning District	Standard Uses	Special Uses	Minimum Lot			Minimum Yard Dimensions (Setback in Feet)				Maximum Lot Coverage (percent)	Maximum in Building Height (Feet)
			Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Front (Feet)	Side Setback (Feet)	Both Sides (Feet)	Rear (Feet)		
B-1 Business District			District Area Min. 5 acres								
	Retail store		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Business or professional offices		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Personal service uses		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Hotel, motel		40,000	150	200	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Religious institution		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Community centers		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Indoor recreation		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Financial institution		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Funeral homes		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Public or private utilities		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Accessory uses or buildings		N/A	N/A	N/A	25	10	20	10	65	15
	One- and two-family dwellings		12,000	100	100	25	10	20	10	65	40
	Multiple-family dwellings		5,000 (+ 3,000 for each unit)	100	100	25	10	20	10	65	40
	Motor vehicle sales		20,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
						(50 if abutting a residential district)					
	Gasoline stations		20,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Restaurants, bars		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Membership clubs		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Convenience stores		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
		Other similar uses as determined by the Village Planning Board	15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
		Light industry	15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
	Convenience store where gasoline is sold		20,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet
		Telecommunications towers	See § 180-31F(11)								
	Enclosed motor vehicle repair		15,000	100	100	25	10	20	10	65	Lesser of 3 stories or 40 feet

Note:

1. All permitted and special uses shall require site plan review by the Village Planning Board.
2. All parking lots/areas shall comply with the applicable sections of § 180-22(8)(a) through (j).