

ZONING

180 Attachment 9

Village of Potsdam

B-2 Zoning District

[Amended 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]

Zoning District	Standard Uses	Special Uses	Minimum Lot			Minimum Yard Dimensions (Setback in Feet)				Maximum Lot Coverage (percent)	Maximum Building Height (Feet)
			Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Front (Feet)	Side Setback (Feet)	Both Sides (Feet)	Rear (Feet)		
B-2 Light Business	One-family dwelling		9,000	70	125	20	15	30	30	35	35
	Two family dwelling		11,250	90	125	20	15	30	30	35	35
	Personal service use		N/A	N/A	N/A	30	15	30	30	40	35
	Business or professional office		22,500	100	100	35	10	20	30	50	35
	Religious institution		40,000	150	200	50	30	60	50	40	35
	Community centers		40,000	150	200	50	30	60	50	40	35
	Funeral homes		40,000	150	200	50	30	60	50	40	35
	Bed-and-breakfast		12,000	80	150	50	30	60	50	40	35
	Parking area/lot		See § 180-22(8)(a) through (j)								
		Multiple-family dwellings		5,000 (+3,000 for each unit)	100	100	35	15	30	30	40

Note:

1. All standard uses and specially permitted uses in the Light Business District (B-2) shall require site plan review.
2. All parking shall comply with § 180-22(8)(a) through (f).