

ZONING

180 Attachment 15

Village of Potsdam

H-1 Zoning District

[Amended 1-23-2107 by L.L. No. 1-2017; 11-1-2021 by L.L. No. 6-2021]

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)		
H-1 Health Care Zone - 1											
	Inpatient medical or surgical services		15,000	See notes	See notes	See notes	See notes	See notes	See notes	80	5 stories or 75 feet whichever is the lesser
	Outpatient medical or surgical services										
	Physician's offices										
	Inpatient and outpatient substance abuse rehabilitation services										
	Off-premises home-based care and hospice services										
	Psychiatric services										
	Laboratory/diagnostic services										
	Radiological services										
	Oncology services										
	Hospital-based pharmacy										
	Hospital-based medical library										
	Hospital-based education and training facilities										
	Hospital-based food services										
	Hospital-based laundry services										
	Hospital-based storage shed										
	Hospital-based on-premises parking facilities										
	One- and two-family dwellings										
		Accessory residential uses or buildings									
		Future hospital-based services may be added to the hospital's certificate of operation or equivalent									

Notes:

1. All permitted and specially permitted uses require site plan review by the Village Planning Board.
2. Front setback: 25 feet or 15 feet with a buffer approved by the Village Planning Board. Frontage is the measured distance from one foot inside the sidewalk to a structure or facility.
3. Side setback: 20 feet one side, two sides 40 feet for structures that are adjacent to privately owned property.
4. Side setback: zero feet for adjacent properties that are owned by the same party.
5. Rear setback: 20 feet for structures or facilities that are adjacent to privately owned property.
6. Rear setback: zero feet for adjacent properties owned by the same party.
7. A maximum lot coverage percentage of 80% shall be allowed for all standard and special uses in the Health Care Zone - 1 if adequate stormwater prevention plan and snow storage areas are provided per the site plan review process.
8. All on-premises parking facilities shall comply with applicable sections of § 180-22.