

ZONING

180 Attachment 4

Village of Potsdam
R-1/R-2 Zoning Districts

[Amended 7-7-2009 by L.L. No. 4-2009; 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)	
			Min. Area (Sq. Ft.)	Min. Width (Feet)	Min. Depth (Feet)	Front Setback Build-to Line (Feet)	Side Setback (Feet)	Both Sides (Feet)	Rear Setback (Feet)				
R-1 One-Family Residence District	One-family dwelling		10,000	80	125	20	20	20	40	40	30	35	
	Accessory use/building		N/A	N/A	N/A		20	30	40	40	30	15	
		Professional residence-office		Apply standards for principal dwelling									
		Home occupation		Apply standards for principal dwelling									
		Accessory dwelling units		Apply standards for principal dwelling									
		Park		N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
		Public or private utility		N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
		School		80,000	200	250		50	50	100	50	25	35
		Religious institution		80,000	200	250		50	50	100	50	25	35
		Bed-and-breakfast		10,000	80	100		20	20	40	40	30	35
	Parking area/lot in other than front yard portion of lot accessory to existing use		Apply standards for principal dwelling										
Two-Family Residence District	One-family dwelling		9,000	70	125	20	15	30	30	35	35		
	Two-family dwelling		11,250	90	125	20	15	30	30	40	35		
	Accessory use/building		N/A	N/A	N/A	20	15	30	30	40	35		
		Personal service use		N/A	N/A	N/A	20	15	30	40	40	35	
		Professional residence-office		Apply standards for principal building									
		Home occupation		Apply standards for principal dwelling									
		Multiple dwellings		5,000 + 3,000 for each unit	120	150	40	25	50	40	45	35	
		Long-term care facilities		40,000	150	200	50	30	60	50	40	35	
		Public/private utilities		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		Schools		40,000	150	200	50	30	60	50	40	35	
		Parks		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		Religious institution		40,000	150	200	50	30	60	50	40	35	
		Funeral home		40,000	150	200	50	30	60	50	40	35	
	Bed-and-breakfast		40,000	150	200	50	30	60	50	40	35		
	Parking area/lot in other than front yard portion of lot, accessory to existing use		Apply standards for principal dwelling										

Note: All special uses shall require site plan review by the Village Planning Board.