

ZONING

525 Attachment 2

Town of Southport

Bulk and Density Control Schedule³

[Amended 8-9-2022 by L.L. No. 6-2022 (Res. No. 131-2022)]

District	Minimum Lot Area Per Principal Use ² (square feet)	Minimum Lot Width (feet)	Minimum Yard Requirements (Setbacks)			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Minimum Overall Exterior Dimensions ¹ (feet)
			Front (feet)	Side (feet)	Rear (feet)			
AR	3 acres	150	40	20	40	15%	35	20
R1	15,000	100	40	15	25	50%	35	20
R2	7,500	75	20	10/5	20	60%	35	20
R3	5,000	50	15	10/5	20	70%	35	20
CN	5,000	50	15	5	20	70%	35	20
CR	10,000	Per site plan review				70%	35	20
I	Per site plan review					70%		20
C	Per site plan review							

Notes:

1. “Overall exterior dimension” shall mean overall exterior linear length and width of a structure which shall in no instance be less than 20 feet each.
2. The Chemung County Health Department may require new development using on-lot sewage disposal systems to have larger than the minimum lot sizes stated herein.
3. See also § 525-34 and Article X for additional bulk and density and/or development requirements.¹

¹ Editor’s Note: Former 525 Attachment 3, Form-Based Regulations: CR District, and 525 Attachment 4, Form-Based Regulations: CN District, which immediately followed this attachment, were repealed 8-9-2022 by L.L. No. 5-2022 (Res. No. 129-2022) and L.L. No. 4-2022 (Res. No. 127-2022), respectively.