

ZONING

525 Attachment 2

Town of Southport

Bulk and Density Control Schedule

[Amended 11-12-2008 by ordinance (Res. No. 174-2008); 5-10-2011 by ordinance (Res. No. 87-2011)]

District Use	Minimum Lot Area Per Principal Use		Minimum Lot Width (feet)*	Minimum Yard Requirements (Setbacks)			Maximum Lot Coverage (%)	Maximum Building Height		Minimum Habitable Dwelling Area Per Unit ⁵ (Square feet)
	Residential (acres)	Other Uses (acres)		Front (feet)	Side (feet)	Rear (feet)		Feet	Stories	
AR										
Agriculture										
Crop		5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Livestock		10	N/A	N/A	150	150	N/A	N/A	N/A	N/A
Industrial		100		Per site plan review						
Stable, commercial		10	150	Per site plan review						
One-unit dwelling	3		150	40	20	40	15	25	2	1,200 ²
Two-unit dwelling	4.5		150							
Alternative dwelling park		25	250	Per site plan approval						
<u>Accessory dwelling unit</u>	1		<u>150</u>	<u>40</u>	<u>20</u>	<u>40</u>	<u>15</u>	<u>25</u>	<u>2</u>	
Mini storage		2	150	40	20	40	35			
Campground		5	250	Per site plan review						
Flea market		5	250	Per site plan review						
Heavy equipment repair		5	250	Per site plan review						
Industrial uses		2	150	Per site plan review						
<u>Contractor's Equipment Yards</u>		<u>3</u>	<u>150</u>	<u>Per site plan review</u>						
<u>Dwelling with businessLive-Work Unit</u>	3	1.5	150	Per site plan review						
Other uses		1	150	Per site plan review						

R1	(square feet)	(square feet)								
One-unit dwelling	15,000 ¹		100	40	15	40	50	25	2	1,200 ²
R2										
One-unit dwelling	7,500		75	20	10/5	30	60	25	2	1,000 ²
Two-unit dwelling	12,500		75	20	10/5	30	60	25	2	705/unit ²
<u>Accessory dwelling unit</u>	<u>7,500</u>		<u>75</u>	<u>20</u>	<u>10/5</u>	<u>30</u>	<u>60</u>	<u>25</u>	<u>2</u>	
Bed-and-breakfast	12,500		75	20	10/5	30	60	25	2	1,000 ²
Other uses		20,000	Per site plan review							N/A
R3										
One-unit dwelling	5,000		50	15	10/5	30	70	25	2	800 ²
Two-unit dwelling	8,000		50	15	10/5	30	70	25	2	705/unit ²
Multi-unit dwelling	15,000 3,000/unit		100	15	20	30	70	25	2	705/unit ²
<u>Accessory dwelling unit</u>	<u>7,500</u>		<u>50</u>	<u>15</u>	<u>10/5</u>	<u>30</u>	<u>70</u>	<u>25</u>	<u>2</u>	
Other uses		20,000	Per site plan review							
CN	See form-based regulations									
CR	See form-based regulations									
I	(square feet)	(square feet)								
All uses		N/A					70			
C	(acres)	(acres)								
All uses		5	Per site plan review							

Notes:

*Measured at the minimum front yard setback

¹ Where municipal water and sewer can be provided and available prior to the issuance of a certificate of occupancy, the density and bulk requirements for the stated use in the R1 District with no water and sewer shall apply.

² "Overall exterior dimension" shall mean overall exterior lineal length and width of a structure which shall in no instance be less than 20 feet.

³ 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.

⁴ "Height of a building" shall be measured and determined as specified in the New York State Uniform Fire Prevention and Building Code. The Planning Board may permit higher building height in an approved site plan based on the fire safety design and construction of the building and the ability of the jurisdictional fire district to protect the building.

⁵ Residential or commercially occupied structures must have a minimum of 768 square feet of enclosed floor area.