

# ZONING

## 187 Attachment 1

### Village of Fayetteville

#### § 187-54, Zoning Use Chart

[Amended 10-12-1999 by L.L. No. 5-1999; 9-16-2005 by L.L. No. 1-2005; 5-27-2009 by L.L. No. 3-2009]

| District<br>Symbol | Permitted<br>Principal Uses               | Minimum<br>Lot Size   | Width<br>(feet)  | Maximum<br>Percent<br>of Lot<br>Coverage | Maximum<br>Building<br>Height<br>Stories | Maximum<br>Building<br>Height<br>Feet | Minimum Yards<br>(feet) |                 |      | Maximum<br>Building Size<br>for each story<br>(square feet) |
|--------------------|---|-----------------------|------------------|--|--|---------------------------------------|-------------------------|-----------------|------|---|
|                    |   | Area<br>(square feet) |                  |  |  |                                       | Front                   | Side            | Rear |   |
| R-1                | One-family residential                    | 10,000                | 75               | 30                                       | 2  | 35                                    | 35                      | 10              | 50   |   |
| R-2                | One-family residential                    | 7,500                 | 50               | 30                                       | 2  | 35                                    | 30                      | 10 <sup>1</sup> | 50   |   |
| R-3                | Multiple family residential               | 10,000                | 65               | 30                                       | 2  | 35                                    | 30                      | 10              | 50   |   |
| R-4                | Multiple family residential               | 10,000                | 65               | 30                                       | 2  | 35                                    | 30                      | 10              | 50   |   |
| R-B                | Transitional business                     | 10,000                | 50               | 30                                       | 2  | 35                                    | 30 <sup>2</sup>         | 10              | 50   | 7,500   |
|                    | Residential accessory                     |                       |                  |  |  | 15                                    | <sup>2</sup>            | 5               | 5    |   |
|                    | Nonresidential                            | 10,000                | 50               | 30                                       | 2  | 35                                    | 30                      | 10              | 50   |   |
| L                  | Controlled business                       | N/A                   | N/A              | 75                                       | 2  | 35/25<br>minimum                      | 0 <sup>2</sup>          | 0               | 10   | 10,000  |
|                    | Accessory                                 |                       |                  |  |  | 15                                    | <sup>2</sup>            | 5               | 5    |   |
| TB                 | General business                          | 15,000                | 65               | 50                                       |  | 35                                    | 0                       | 10 <sup>3</sup> | 50   | 7,500   |
|                    | Residential accessory                     |                       |                  |  |  | 15                                    | <sup>2</sup>            | 5               |      |   |
|                    | Nonresidential                            | 15,000                | 50               | 50                                       |  | 15                                    | <sup>2</sup>            | 5               | 5    |   |
| CB                 | General business                          | 15,000                | 100 <sup>5</sup> | 35                                       |  | 35                                    | 35                      | 10 <sup>3</sup> | 35   | 10,000  |
|                    | Accessory                                 |                       |                  |  |  | 15                                    | <sup>2</sup>            | 5               | 5    |   |
| I                  | Industrial                                |                       |                  | 35                                       | 2  | 35                                    | 35                      | 10              | 25   | 10,000  |
| O                  | Open lands                                |                       |                  | 35                                       | 2  | 35                                    | 35                      | 10              | 25   | 10,000  |
| P                  | Public or municipal lands                 |                       |                  |  |  |                                       |                         |                 |      |   |
| PRD                | Planned                                   | 30,000                |                  | 30                                       |  |                                       |                         |                 |      |   |
|                    | Residential                               |                       |                  |  |  |                                       |                         |                 |      |   |
|                    | Briar Brook, Phase II                     |                       |                  |  |  | 35                                    | 20                      | 50              |      |   |
|                    | Single-Family                             |                       |                  |  |  |                                       |                         |                 |      |   |
|                    | PRD, Ledyard Falls,<br>400 Clinton Street |                       |                  |  |  | 0.5                                   | 0                       | 0.5             |      |   |

**NOTES:**

<sup>1</sup> Five feet for detached garage.

<sup>2</sup> Principal structure near building line.

<sup>3</sup> Maximum equal to average of adjacent buildings.

<sup>4</sup> Total both sides, 20 feet.

<sup>5</sup> Depth is 150 feet.

<sup>6</sup> Storage sheds, where permitted, shall have a minimum side yard and rear yard setback of five feet. Notwithstanding the foregoing, no storage shed shall be erected within the required side yard on the street side of a corner lot as referred to at § 187-13A.