

# 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 Symbol	Permitted Principal Uses	Minimum Lot Size		Maximum Percent of Lot Coverage	Maximum Building Height	Minimum Yards (feet)			Maximum Building Size for each story (square feet)	
		Area (square feet)	Width (feet)			Stories	Feet	Front		Side
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	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	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 Residential	30,000		30						
	Briar Brook, Phase II					35	20	50		
	Single-Family									
	PRD, Ledyard Falls, 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.