

SECTION 4.03 -- DISTRICT REGULATIONS FOR BULK AND COVERAGE CONTROLS, SCHEDULE B (

DISTRICT	A. MINIMUM LOT SIZE (*2), (*3) (Square feet)	B. MINIMUM LOT WIDTH/FRONTAGE (Feet)	C. MINIMUM FLOOR AREA (Square feet)	D. MAXIMUM LOT COVERAGE (Density)	E. MINIMUM FRONT YARD/SET BACK (*4, *5) (Feet)	F. MINIMUM SIDE YARD (*6) (TWO: ONE ON EACH SIDE) (Feet)	G. MINIMUM REAR YARD (Feet)	H. MAXIMUM HEIGHT OF BUILDINGS(*7) (Feet)
R-1								
Single-family dwelling	43,560 (one acre)	100	1,150 (one story) 1,400 (two story)	25%	40 from street right-of-way	15	35	35
R-2								
Multi-family dwelling	43,560 (one acre)	100	650 (per dwelling unit for two-family building)	25% (two units per acre)	40 from street right-of-way	15	35	45
A-F								
Agricultural, Forestry	43,560 (one acre)	100	800 (one story)(*8) 1,200 (two story)	25%	40 from street right-of-way	15	35	45
C-1								
Commercial (*6)	10,000 (business) 20,000 (residential)	50	N/A	50%	40 from street right-of-way	20 feet total for combined side yards	40	45
C-2								
Highway Commercial	43,3560(one acre)	200	N/A	50%	40 feet	20 ft total for combined side yards	40	45
I-1								
Light Industrial (*6)	43,560 (one acre)	150	N/A	50%	40 from street right-of-way	25	40	45
C-F								
Community Facilities	43,560(one acre)	100	N/A	50%	40 ft from street right-of-way	15 ft each side	35	45
P-D								
Planned Development	*	*	*	*	*	*	*	*

* As regulated through an approved Development Plan and as required for each use within the approved plan

** Subject to the regulations of each zoning district underlying the F-O District, plus Local Law No. 1-1987, "A Local Law for Flood Damage Prevention (Adopted 6/11/87)"

(*1) Schedule B pertains only to principal permitted uses in each district. Special uses require additional regulations (see Article VIII)

(*2) The Cattaraugus County Board of Health may require a larger minimum

(*3) Minimum lot area requirements in a Residential District may be reduced by 25% if EITHER an approved combined sewage treatment system OR an approved public water supply system is provided, and 50% if BOTH approved systems are provided. Yard dimensions may be decreased by up to 20% if parcel is less than an approved 3/4 acre.

(*4) Along any U.S., State, or County highway, the minimum front yard for any structure shall be 50 feet from the highway right-of-way

(*5) Off-street parking and off-street loading and unloading are required.

(*6) Where a Commercial and Industrial District abuts a Residential District, a buffer yard of not less than 40 feet shall be required

(*7) Silos for agricultural use may have a maximum height of 60 feet

(*8) Seasonal Residence for hunting is exempt from minimum floor area