

TOWN OF CORTLAND ZONING REQUIREMENTS ZONE R-80			
PROJECT LOCATION: 300 MT. AIRY RD. WEST			
TAX MAP # USE: RESIDENTIAL			
BULK REGULATIONS	REQUIRED	EXISTING/PROPOSED	VARIANCE
LOT AREA	80,000 S.F.	18,295 S.F.	NO
LOT WIDTH	200'	122'	NO
BUILDING HEIGHT STORIES FEET	2 1/2 25'	27'	YES
FRONT YARD SETBACK	50'	110'	YES
REAR YARD SETBACK	30'	19.5'	YES
SIDE YARD SETBACK * LOT WIDTH 1/2 OR MORE 110.8' = 20% x 2	44.32 MIN.	7.8'	YES
MAX. BUILDING COVERAGE DWELLING USE	65% MAX. ALLOW. FL. AREA 2,574 S.F.	2,960 S.F.	IF
MIN. LANDSCAPE COVERAGE DWELLING USE	90% OF LOT AREA 12,800 S.F. 70%	15,199 S.F. 80%	NO
MAX. BUILDING FLOOR AREA	3,900 S.F.	3,096 S.F.	NO

* LOT AREA DIVIDED BY LOT DEPTH = $\frac{18295}{150} = 110.8'$ LOT WIDTH

