

Document B – Lot, Setback and Size Requirements

Type of Zone	Minimum Width	Lot Size Area	% of Lot Coverage	Front Yard	Side Yard	Both Sides	Rear Back	Maximum Bldg Height	Minimum Dwelling Areas*
RA	(6)	8,000	25	(1)	12	24	20	35	900
RB	(6)	4,000/family	30	(1)	12	24	20	35	900
RC	(4)	12,000 (5)	40	(4)	20	40	30	35	450
RS	(4)	30,000 (5)	40	(4)	20	40	30	35	450
PD	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
VC	(4)	4000	(4)	(4)	3	6	(4)	35	(4)
C	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
OL	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)

Village of Marcellus

* In square feet per family

1. Average setback of adjacent properties in RA and RB Zones within 200 feet on each side. In such computation, vacant lots shall be figured with a 35-foot setback.
2. On every corner lot in RA and RB zones, there shall be provided on the side street, a side yard setback equal in width to the required front yard setback.
3. Permitted accessory buildings may not be more than 500 square feet, cannot be constructed forward of the principal structure, must be at least 3 feet from the side and rear lot lines, and limited to one story in RA and RB zones.
4. To be determined by the Village Board, in consultation with the Planning Board and established by the issue of a building permit. The requirements specified in others zones should be used as a guide for similar uses in a PD zone.
5. In the event that the acreage to be utilized for such development exceeds two (2) acres, the Board of Trustees, in its discretion, may permit an area of two thousand five hundred (2,500) square feet of land per unit in their discretion. (Section 250-16)
6. Lot width to be determined by the Planning Board at the time of subdivision, re-subdivision, or lot line adjustment. (Local Law #1 of 2021)

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