

117 E. MONTCALM STREET
TICONDEROGA, NY 12883
LEE PEETERS, CHAIRMAN

CAROL ALTERI
CLERK TO BOARD

SECTION 7.17 SCHEDULE 1 OF THE
TOWN OF TICONDEROGA ZONING AREA, BULK AND
COVERAGE CONTROLS

| ZONE | <u>MINIMUM</u> | | | <u>MINIMUM</u> | | | COVERAGE % |
|---|-----------------------|--------------|--------------|------------------------|-------------------|--------------------|---------------|
| | <u>LOT DIMENSIONS</u> | | | <u>YARD DIMENSIONS</u> | | | |
| | LOT AREA | LOT WIDTH | LOT DEPTH | FRONT YARD | REAR YARD | SIDE YARD | |
| HISTORIC PRESERVATION/LAND CONSERVATION | 80,000 | 400 | 400 | 40 | 50 | 20 | 5 |
| RURAL DENSITY RESIDENTIAL | 40,000 | 200 | 200 | 40 | 50 | 20 | 10 |
| MEDIUM DENSITY RESIDENTIAL | 20,000 | 80 | 125 | 30 | 30 | 10 | 30 |
| HIGH DENSITY RESIDENTIAL | (5) | — | — | — | — | — | — |
| SERVICE BUSINESS | 20,000 | 100 | 125 | 60 | 10 ⁽¹⁾ | 0 | 40 |
| INDUSTRIAL | 40,000 | 200 | 200 | 40 | 10 | 10 | 40 |
| LIGHT INDUSTRIAL | 80,000 | 200 | 200 | (3) | (4) | 100 ⁽²⁾ | 40 |
| CENTRAL COMMERCIAL | — | — | — | — | — | — | — |

FOOTNOTES

- (1) IF ONE IS PROVIDED
- (2) SETBACK APPLIES TO OTHER ZONES
- (3) HIGHWAY SETBACK = 200'
- (4) INTERIOR OF THE INDUSTRIAL ZONE SETBACK FROM PROPERTY LINE = 50'
- (5) 5,000 SQUARE FEET FOR LOTS WITH MUNICIPAL SEWER AND WATER
11,000 SQUARE FEET FOR LOTS WITHOUT MUNICIPAL SEWER AND WATER

* AMENDED TO APRIL 12, 2001