

## Zoning Worksheet

<b>Project Name</b>	Upland Road Estates
<b>Owner</b>	Mark Mecenas
<b>Address</b>	Upland Rd., Cayuga Heights, NY
<b>Existing Zoning</b>	Residence Zone
<b>Date</b>	3/11/2025

<b>Key</b>	
	Existing Zoning does not allow what is proposed in PDZ
	Existing Zoning allows what is proposed in PDZ

	Residence Zone	Multiple Housing Zone	Commercial Zone	Proposed in PDZ
<b>Primary Use</b>	<ul style="list-style-type: none"> <li>- One family residence</li> <li>- One family residence w/ two dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>- All permitted uses in Residence Zones</li> <li>- Buildings containing 3 or more dwelling units</li> <li>- Convent, parish house, religious school building</li> <li>- Public library or public museum, parochial school, nursery school</li> <li>Permitted -</li> </ul>	Any use permitted in the Residence Zone or Multiple Housing Zone <ul style="list-style-type: none"> <li>- Retail uses</li> <li>- Personal service retail uses</li> <li>- Business, professional, administrative, or governmental office</li> <li>- Fire station and emergency medical services</li> </ul>	19 Single Family Units w/ 3 bedrooms each 18 Townhouse Units w/ 3 bedrooms each - Townhouses not an allowed use
<b>Accessory Use</b>	<ul style="list-style-type: none"> <li>- Off-street garage or parking spaces</li> <li>- Recreational facilities for occupants</li> <li>- Home occupations (see code)</li> <li>- Family/Group Family day-care home</li> <li>- Short term rentals (see code for details)</li> <li>- Solar energy collectors</li> <li>- Portable sheds</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory buildings and uses permitted in the Residence Zone</li> <li>- Automobile parking and garages</li> <li>- Housekeeping activities</li> <li>- Storage buildings</li> <li>- Maintenance buildings and one central office</li> <li>- Community building</li> <li>- Solar energy collectors</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory buildings and uses permitted in a Multiple Housing Zone</li> <li>- Automobile parking</li> <li>- Signs</li> <li>- Solar energy collectors</li> </ul>	Off-street garage or parking spaces
<b>Off Street Parking</b>	<ul style="list-style-type: none"> <li>- May be parked in the driveway on premises improved by one- or two-family dwellings</li> <li>- Two off-street parking spaces for each dwelling unit</li> <li>- May be located within the area of any front yard provided no more than 15% of the yard is occupied</li> <li>- At least one additional space provided for a home occupation</li> </ul>	For more than two dwelling units - <ol style="list-style-type: none"> <li>1. One space provided for each dwelling unit</li> <li>2. An additional space for every three dwelling units</li> <li>3. No parking located farther than 200 feet from the dwelling unit it serves</li> <li>4. No spaces within the front yard setback</li> </ol>	<ul style="list-style-type: none"> <li>- One parking space for every 100 sq. ft. of floor area</li> </ul>	25 spaces for 18 townhouses, 38 spaces for 19 single-family homes
<b>Off Street Loading</b>	N/A	N/A	N/A	N/A
<b>Minimum Lot Area (Sq. Ft.)</b>	18,750 SF	N/A	N/A	267,415 SF (6.13 acres)
<b>Minimum Lot Width (Feet) at Street Line</b>	Minimum frontage of 75'	<ul style="list-style-type: none"> <li>- Min average width of 125'</li> <li>- Min average depth of 150'</li> </ul>	<ul style="list-style-type: none"> <li>- Min average width of 125'</li> <li>- Min average depth of 150'</li> </ul>	608'
<b>Minimum Number of Stories</b>	N/A Max. 2 stories in Commercial Zones and PDZs	N/A Max. 2 stories in Commercial Zones and PDZs	2 stories	2 stories
<b>Maximum Height in Feet</b>	25'	30'	35'	30'
<b>Maximum % Building Lot Coverage</b>	Cannot exceed coverage of 12% of the area of a lot	Cannot exceed coverage of 15% of the area of a lot	Cannot exceed coverage of 25% of the area of a lot	18.30%
<b>Minimum Front Yard</b>	25'	25' or the height of the building, whichever is greater	35'	25'
<b>Minimum One Side Yard</b>	15'	15'	1.5 times the max height of the building on the respective side - No less than 35' but no more than 60'	No side yard for Townhouses
<b>Minimum Other Side Yard</b>	15'	15'	1.5 times the max height of the building on the respective side - No less than 35' but no more than 60'	No side yard for Townhouses
<b>Rear yard: % of depth, # of feet (whichever is less)</b>	Min. 15'	15'	1.5 times the max height of the building on the respective side - No less than 35' but no more than 60'	15'