

Town of Massena Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses (Standard)	Special Uses (Site Plan Review)	Accessory Uses	Development Standards			
				A	B	C	D
<p>R-1 One-Family Residence District: This district is intended to recognize and protect the integrity and property values of areas suitable for single family houses of conventional construction or appearance. Manufacturing homes are prohibited but not other forms of manufactured housing.</p>	One-family detached dwellings (1 per lot)	Cemeteries Home occupations Membership clubs (golf, fraternal, veterans, etc.) Nursing and rest homes Places of worship, private schools, & similar uses	Customary incidental uses & structures Non-commercial keeping of household pets Private garages, tool houses & play houses Private outdoor swimming pools Signs as provided hereunder	<p>Minimums:</p> Lot area: 40,000 sf Lot width: 150 ft Lot depth: 150 ft Front yard: 35 ft Side yard: 20 ft Rear yard: 30 ft Living space: 850 sf	30,000 sf 125 ft 125 ft 25 ft 20 ft 25 ft 850 sf	30,000 sf 125 ft 125 ft 25 ft 20 ft 25 ft 850 sf	20,000 sf 100 ft 100 ft 25 ft 20 ft 25 ft 850 sf
<p>R-A Residential Agriculture District: This district is intended to recognize and protect the integrity and property values of areas of the town which are suitable for a variety of residential types and rural livelihoods.</p>	R-1 District permitted uses Two-family dwellings	R-1 uses requiring site plan approval Manufactured homes and manufactured home parks multiple dwellings and conversions to multiple dwellings farms, nurseries, commercial greenhouses Nonagricultural keeping of livestock, fowl, or fur-bearing animals Commercial kennels, veterinary clinics, and animal hospitals railroads, airports, utilities and radio and television stations & their related transmission antennas, towers and other facilities Campgrounds and other recreational facilities Motels, restaurants Boarding or rooming houses		<p>Minimums:</p> Lot area: 40,000 sf Lot width: 150 ft Lot depth: 200 ft Front yard: 50 ft Side yard: 20 ft Rear yard: 30 ft Living space: 750 sf	40,000 sf 150 ft 200 ft 50 ft 20 ft 30 ft 750 sf	40,000 sf 150 ft 200 ft 50 ft 20 ft 30 ft 750 sf	40,000 sf 150 ft 200 ft 50 ft 20 ft 30 ft 750 sf

Maximums:
 Lot coverage: 25%
 Building height: 35 ft

A = On-site sewage and water
 B = Central water only
 C = Central sewage only
 D = Central sewage & water

Maximums:
 Lot coverage: 25%
 Building height: 35 ft

A = On-site sewage and water
 B = Central water only
 C = Central sewage only
 D = Central sewage & water

Town of Massena Zoning Law - Schedule of District Regulations																																																																
District Intent	Principal Permitted Uses (Standard)	Special Uses (Site Plan Review)	Accessory Uses	Development Standards																																																												
<p>N-C Neighborhood Commercial District: This district is intended to provide a limited form of hamlet development in areas of the town located some distance from the Village of Massena. Hamlet development encompasses both residential and related commercial uses.</p>	R-A District permitted uses	<p>R-1 uses requiring site plan approval multiple dwellings and conversions to multiple dwellings Motels, restaurants and bars Retail stores, business offices & services of any type, but no larger than 1000 sf of retail sales area or 500 sf of customer service area Automobile sales, rental, repair & service, including retail gasoline sales and body shops Recreational and entertainment facilities, but no larger than 1000 sf of public area Billboards</p>		<table border="0"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> </tr> </thead> <tbody> <tr> <td>Minimums:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot area:</td> <td>40,000 sf</td> <td>30,000 sf</td> <td>30,000 sf</td> <td>20,000 sf</td> </tr> <tr> <td>Lot width:</td> <td>150 ft</td> <td>125 ft</td> <td>125 ft</td> <td>100 ft</td> </tr> <tr> <td>Lot depth:</td> <td>150 ft</td> <td>125 ft</td> <td>125 ft</td> <td>100 ft</td> </tr> <tr> <td>Front yard:</td> <td>35 ft</td> <td>25 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td>Side yard:</td> <td>10 ft</td> <td>10 ft</td> <td>10 ft</td> <td>10 ft</td> </tr> <tr> <td>Rear yard:</td> <td>10 ft</td> <td>10 ft</td> <td>10 ft</td> <td>10 ft</td> </tr> <tr> <td>Living space:</td> <td>750 sf</td> <td>750 sf</td> <td>750 sf</td> <td>750 sf</td> </tr> <tr> <td>Maximums:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot coverage:</td> <td>25%</td> <td>25%</td> <td>25%</td> <td>25%</td> </tr> <tr> <td>Building height:</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> </tr> </tbody> </table> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water</p>		A	B	C	D	Minimums:					Lot area:	40,000 sf	30,000 sf	30,000 sf	20,000 sf	Lot width:	150 ft	125 ft	125 ft	100 ft	Lot depth:	150 ft	125 ft	125 ft	100 ft	Front yard:	35 ft	25 ft	25 ft	25 ft	Side yard:	10 ft	10 ft	10 ft	10 ft	Rear yard:	10 ft	10 ft	10 ft	10 ft	Living space:	750 sf	750 sf	750 sf	750 sf	Maximums:					Lot coverage:	25%	25%	25%	25%	Building height:	35 ft	35 ft	35 ft	35 ft
	A	B	C	D																																																												
Minimums:																																																																
Lot area:	40,000 sf	30,000 sf	30,000 sf	20,000 sf																																																												
Lot width:	150 ft	125 ft	125 ft	100 ft																																																												
Lot depth:	150 ft	125 ft	125 ft	100 ft																																																												
Front yard:	35 ft	25 ft	25 ft	25 ft																																																												
Side yard:	10 ft	10 ft	10 ft	10 ft																																																												
Rear yard:	10 ft	10 ft	10 ft	10 ft																																																												
Living space:	750 sf	750 sf	750 sf	750 sf																																																												
Maximums:																																																																
Lot coverage:	25%	25%	25%	25%																																																												
Building height:	35 ft	35 ft	35 ft	35 ft																																																												
<p>H-C Highway Commercial District: This district is intended to provide for a controlled commercial development of areas with access to State Highway 37 via existing roads. Land uses are especially those oriented to the highway and not to the N-C Districts and of the commercial core of the Village of Massena.</p>	No standard uses	<p>Automobile, truck, farm implement and recreational vehicle sales and service, including body & paint work, gasoline sales and dismantlers Light industry (manufacturing or assembly) Motels, hotels, restaurants and bars Nursing homes, churches, private clubs Recreational and entertainment facilities, larger than 1000 sf Retail stores, office buildings & services larger than 1000 sf of customer service area Veterinary clinics and kennels Billboards Nurseries, commercial greenhouses Storage and warehousing Research and development</p>		<table border="0"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> </tr> </thead> <tbody> <tr> <td>Minimums:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot area:</td> <td>60,000 sf</td> <td>40,000 sf</td> <td>40,000 sf</td> <td>40,000 sf</td> </tr> <tr> <td>Lot width:</td> <td>200 ft</td> <td>150 ft</td> <td>150 ft</td> <td>150 ft</td> </tr> <tr> <td>Lot depth:</td> <td>300 ft</td> <td>200 ft</td> <td>200 ft</td> <td>200 ft</td> </tr> <tr> <td>Front yard:</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> </tr> <tr> <td>Side yard:</td> <td>20 ft*</td> <td>20 ft*</td> <td>20 ft*</td> <td>20 ft*</td> </tr> <tr> <td>Rear yard:</td> <td>20 ft**</td> <td>20 ft**</td> <td>20 ft**</td> <td>20 ft**</td> </tr> <tr> <td>Living space:</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Maximums:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot coverage:</td> <td>30%</td> <td>30%</td> <td>30%</td> <td>30%</td> </tr> <tr> <td>Building height:</td> <td>45 ft</td> <td>45 ft</td> <td>45 ft</td> <td>45 ft</td> </tr> </tbody> </table> <p>* Add 20 feet where abutting a residential district boundary ** Add 20 feet where abutting a residential district boundary</p>		A	B	C	D	Minimums:					Lot area:	60,000 sf	40,000 sf	40,000 sf	40,000 sf	Lot width:	200 ft	150 ft	150 ft	150 ft	Lot depth:	300 ft	200 ft	200 ft	200 ft	Front yard:	50 ft	50 ft	50 ft	50 ft	Side yard:	20 ft*	20 ft*	20 ft*	20 ft*	Rear yard:	20 ft**	20 ft**	20 ft**	20 ft**	Living space:	N/A	N/A	N/A	N/A	Maximums:					Lot coverage:	30%	30%	30%	30%	Building height:	45 ft	45 ft	45 ft	45 ft
	A	B	C	D																																																												
Minimums:																																																																
Lot area:	60,000 sf	40,000 sf	40,000 sf	40,000 sf																																																												
Lot width:	200 ft	150 ft	150 ft	150 ft																																																												
Lot depth:	300 ft	200 ft	200 ft	200 ft																																																												
Front yard:	50 ft	50 ft	50 ft	50 ft																																																												
Side yard:	20 ft*	20 ft*	20 ft*	20 ft*																																																												
Rear yard:	20 ft**	20 ft**	20 ft**	20 ft**																																																												
Living space:	N/A	N/A	N/A	N/A																																																												
Maximums:																																																																
Lot coverage:	30%	30%	30%	30%																																																												
Building height:	45 ft	45 ft	45 ft	45 ft																																																												

Town of Massena Zoning Law - Schedule of District Regulations																																																																
District Intent	Principal Permitted Uses (Standard)	Special Uses (Site Plan Review)	Accessory Uses	Development Standards																																																												
I Industrial Districts: This district is intended to provide for areas in the town which industrial, manufacturing or other materials handling, processing and/or storage activities may take place with maximum economic and environmental feasibility and with minimum negative impact on residential, agricultural and commercial development.	No standard uses	Manufacturing, assembling, converting, altering, finishing, cleaning, recycling, or any other processing and incidental storage of products and materials Wholesaling, storage, and warehousing Junkyards and dismantlers Research laboratories Truck and rail terminals and port facilities, including docking, fueling, loading and unloading Signs Waste storage and/or treatment facilities		<table border="0"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> </tr> </thead> <tbody> <tr> <td>Minimums:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot area:</td> <td>80,000 sf</td> <td>40,000 sf</td> <td>40,000 sf</td> <td>40,000 sf</td> </tr> <tr> <td>Lot width:</td> <td>200 ft</td> <td>200 ft</td> <td>200 ft</td> <td>200 ft</td> </tr> <tr> <td>Lot depth:</td> <td>200 ft</td> <td>200 ft</td> <td>200 ft</td> <td>200 ft</td> </tr> <tr> <td>Front yard:</td> <td>75 ft</td> <td>75 ft</td> <td>75 ft</td> <td>75 ft</td> </tr> <tr> <td>Side yard:</td> <td>50 ft*</td> <td>50 ft*</td> <td>50 ft*</td> <td>50 ft*</td> </tr> <tr> <td>Rear yard:</td> <td>50 ft*</td> <td>50 ft*</td> <td>50 ft*</td> <td>50 ft*</td> </tr> <tr> <td>Living space:</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Maximums:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot coverage:</td> <td>35%</td> <td>35%</td> <td>35%</td> <td>35%</td> </tr> <tr> <td>Building height:</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>		A	B	C	D	Minimums:					Lot area:	80,000 sf	40,000 sf	40,000 sf	40,000 sf	Lot width:	200 ft	200 ft	200 ft	200 ft	Lot depth:	200 ft	200 ft	200 ft	200 ft	Front yard:	75 ft	75 ft	75 ft	75 ft	Side yard:	50 ft*	50 ft*	50 ft*	50 ft*	Rear yard:	50 ft*	50 ft*	50 ft*	50 ft*	Living space:	N/A	N/A	N/A	N/A	Maximums:					Lot coverage:	35%	35%	35%	35%	Building height:	N/A	N/A	N/A	N/A
					A	B	C	D																																																								
Minimums:																																																																
Lot area:	80,000 sf	40,000 sf	40,000 sf	40,000 sf																																																												
Lot width:	200 ft	200 ft	200 ft	200 ft																																																												
Lot depth:	200 ft	200 ft	200 ft	200 ft																																																												
Front yard:	75 ft	75 ft	75 ft	75 ft																																																												
Side yard:	50 ft*	50 ft*	50 ft*	50 ft*																																																												
Rear yard:	50 ft*	50 ft*	50 ft*	50 ft*																																																												
Living space:	N/A	N/A	N/A	N/A																																																												
Maximums:																																																																
Lot coverage:	35%	35%	35%	35%																																																												
Building height:	N/A	N/A	N/A	N/A																																																												
				* Add 20 feet where abutting a residential district boundary ** Add 20 feet where abutting a residential district boundary																																																												