



VILLAGE OF BALDWINSVILLE

Codes Enforcement Office



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§ 345-12 VILLAGE OF BALDWINSVILLE CODE § 345-13 ARTICLE VI RESIDENTIAL R-2 DISTRICTS

§ 345-12. Permitted buildings, structures and uses.

In Residential R-2 Districts, only the following buildings, structures and uses shall be permitted:

- A. All buildings, structures and uses permitted in Residence R-1 District.
- B. Multiple-family dwellings. If the structure or structures contain more than four dwelling units, upon review and approval by the Planning Board as set forth in Article XIII of this chapter. [Amended 4-18-1994 by L.L. No. 3-1994]

§ 345-13. District regulations.

In Residential R-2 Districts, all structures and uses shall be subject to the following regulations:

- A. Required lot area. The minimum lot area for single- and two-family dwellings shall be the same as for Residential R-1 Districts. For each dwelling unit additional to two in multiple-family dwellings, such required minimum lot area shall be increased by 3,000 square feet.
- B. Percentage of lot coverage. Required lot coverage shall be the same as for Residence R-1 Districts.
- C. Front yards. Required front yards shall be the same as for Residence R-1 Districts.
- D. Rear yards. Required rear yards shall be the same as for Residence R-1 Districts.
- E. Side yards. Required side yards for single- and two-family dwellings shall be the same as for Residence R-1 Districts.
- F. Height. There shall be no limit on the height of structures except that, to ensure adequate provisions for light and air, all buildings or structures other than single- and two-family dwellings shall not extend above any of the planes rising upward over the lot from the front and rear property lines and from each of the side property lines, which planes are inclined at a slope of one-foot vertically for each foot horizontally.
- G. Private garages and accessory buildings. Requirements for private garages and accessory buildings shall be the same as for Residential R-1 Districts.

