TOWN OF SODUS ZONING REGULAIONS

Habitable build requires
1) Approval stamped septic design
2) Approval Stamped building design
3) Plott plans

*10' from septic

1 Acre = 43,560 sq ft
1/2 Acre = 21,780 sq ft

Fence over 6' will need Zoning Board aproval.

Minimum habitable floor area is 750 sq ft

SETBACKS

If the road has a double solid line use the line closest to the property

District	ZONING	WATER	Minimum AREA / LOT	ROAD FRONTAGE	DEPTH	FRONT FROM CENTER LINE	REAR	SIDES
A-1	AGRICULTURAL & RESIDENTIAL	YES	1 Acre	150'	200'	75'	15'	15'
	AGRICULTURAL	NO	2 Acres	300'		100'	50'	50'
				less than 300'		50'	25'	10% of the width Sides can not be less than 8 sq ft
C-1	HAMLET (commercial in lighting districts)	YES	1/2 Acre	75'	200'	50'	15'	8'
	AIRPORT							
W-1	WATERFRONT	YES	15,000 sq ft	75'		100'	50'	20'
R-1	RESIDENTIAL	YES	1 Acre	125'		75'	50'	20'
				less than 125'		50'	25'	10% of the width
C-2	INDUSTRIAL COMMERCIAL	YES	1 Acre	150'	200'	60'	15'	15'
	INDUSTRIAL	YES	2 Acre	150'	200'	60'	15'	15'
				Utility Building per 150 sq ft			5'	5'
				FENCE		55'		

ALL MAXIMUM BUILDING **HEIGHTS** ARE 2 STORIES OR 30' INDUSTRIAL is 35'