

TOWN OF SODUS ZONING REGULATIONS

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

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

Agricultural subdivisions need a minimum of 2 acres and Planning Board approval. 5 acres and more do not need approval.

***10' from septic**

Minimum habitable floor area is 750 sq ft

SETBACKS

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

Sides can not be less than 8 sq ft

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' less than 300'		125' 50'	50' 25'	50' 10% of the width	
C-1	HAMLET (commercial in lighting districts)	YES	1/2 Acre	75'	200'	15'	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'		

Fence over 6' will need Zoning Board approval.

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