Town of Tully

Schedule II Area, Width, Yards, Coverage and Height Requirements, Town of Tully
[Amended 2-27-2020 by L.L. No. 1-2020]

District	Land Use	Minimum Lot Area*	Minimum Lot Width (feet)	Minimum Yard Set Back			Maximum Lot Coverage (%)	Maximum Building Height (See § 280-8F.)		Remarks
				Front (feet)	Side each (feet)	Rear (feet)		Principal Building	Accessory Building	
A-1 and A-2	All principal uses	2 acres	225	75	40	20 feet	25	Lesser of 2.5 stories or 35 feet	2 stories	See Note 1 and 4.
R-1	All principal uses	1 acre	200	50	30	20 feet	25	Lesser of 2.5 stories or 35 feet	2 stories	See Note 1 and 4.
R-2	1- and 2-family dwelling	20,000 square feet (See Note 2.)	100	50	20	20 feet	25	Lesser of 2.5 stories or 35 feet	Same as principal building	See Notes 1, 2, and 4.
	Small-scale multiple-family dwelling, large-scale multiple-family dwelling, townhouse, retirement housing	15,000 square feet per dwelling unit (See Note 2.)								
	Mobile dwelling	20,000 square feet (See Note 2.)								
	Other Uses	20,000 square feet (See Note 2.)								
R-3	All principal uses	1 acre	200	50	30	20 feet	25	Lesser of 2.5 stories or 35 feet	2 stories	See Notes 1, 3, and 4.
B-1	All uses	1 acre	100	50	30	20 feet	30	40 feet	2 stories	See Note 1, and 4.
IND	All uses	1 acre	100	70	30	20 feet	30	35 feet	2 stories	See Note 1, and 4.

* See § 280-8A, B and C.
[1] No part of any principal or accessory building shall encroach into any front, side or rear yard without ZBA approval. This provision shall not apply to a one-story boathouse.
[2] In the R-2 District, multiple-family dwellings, townhouse dwellings, and retirement housing shall be subject to Planning Board special authorization where required by Schedule I and shall demonstrate adequate water supply, sewage disposal, stormwater management, access, parking, and emergency service access. Minimum lot area shall not be calculated on a per-dwelling-unit basis. All such uses shall comply with applicable Onondaga County Health Department requirements.
[3] Pre-existing lots under one acre in the R-3 district are subject to the requirements in Section 280-9L.
[4] Side yard setback requirements apply to principal buildings unless otherwise noted. Accessory structures shall be permitted with a minimum side yard setback of 15 feet for one-story structures and 20 feet for two-story structures. Swimming pools, including all associated decks, patios, and equipment, shall maintain a minimum 10-foot side yard setback. These reduced setbacks shall not apply where otherwise restricted by easements, rights-of-way, shoreline regulations, or other provisions of this chapter.