

Zoning Summary - Village of Scottsville

This document serves to summarize the regulatory language and requirements of the zoning districts that abut North Road. This overview will provide a foundation upon which zoning recommendations can be made to correspond with the goals and objectives developed as part of the planning process. There are a total of seven zoning districts within the project limits; five within the Village and two in the Town. All the zoning districts rely on the standard functions of use and bulk regulations.

R-1-16 One-Family Residence – This District derives its name from its 16,000 square foot minimum lot size requirement. The primary intent of the R-1-16 District is to accommodate single family detached dwellings. However, other public and community uses are permitted by right or with a Special Exception. These uses include but are not limited to churches, parks, schools and cemeteries.

R-1-12 One-Family Residence – This District derives its name from its 12,000 square foot minimum lot size requirement. The primary intent of the R-1-12 District is consistent with the R-1-16 District with one exception. Funeral homes are permitted by right in the R-1-16 District and are allowed only Special Exception in the R-1-12 District.

RM Multiple Residence – This District is intended to accommodate multi-family dwellings within the Village. The District also permits other public and community type uses.

LI Light Industrial – The purpose of the LI District is to accommodate manufacturing and related activities that are not considered a nuisance to the neighboring properties or the community at large. Permitted uses include but are not limited to offices, broadcasting studios, wholesale businesses, industrial operations, and warehousing. Uses allowed by Special Exception include greenhouses, outdoor recreation, truck terminals, research laboratories, and outdoor storage activities.

GB General Business – The intent of the GB District is to encourage a range of commercial activities. The permitted uses include professional offices, retail stores, restaurants, and taverns. Uses allowed by Special Exception include automobile oriented uses, larger scale commercial operations, and industrial activities.

AR-2-Agricultural Rural – “The purpose of the AR-2 Agricultural Rural District is to encourage a proper environment to foster normal agricultural operations and a rural, low-density, residential land use; to preserve viable land for agriculture; to assure compatible types and densities of rural development where public sewers and/or water service do not exist and are not envisioned; and to protect groundwater quality to the greatest extent possible by controlling development over established aquifers. It is intended to be rural in character with rolling open countryside, fields, wood and sparse development predominantly outside the higher-density business and residential areas. Any development in AR-2 should focus on preservation of agriculture, open space, wood lots and rural residential character. Business development, if permitted, should blend architecturally and visually with adjacent residential and agricultural uses. All development should be compatible with the surrounding area.” Permitted uses include single family homes, churches, parks, and agricultural uses. Uses allowed by Special Exception includes two-family dwellings, kennels, nursing homes, hospitals and greenhouses.

SCB Shopping Center Business – “The purpose of the SCB Shopping Center District is to provide planned commercial development of sites that provide principally personal services and that are primarily accessible by motor vehicles and which require on-site parking. It is intended that structures in the SCB District shall relate to a common design theme and shall complement the adjacent residential neighborhoods.” The permitted and specially permitted uses are very similar to those allowed in the Village’s GB District. These uses include but are not limited to retail and service establishments, professional offices, and taverns. Specially permitted uses include churches and other community facilities, and automobile commercial operations.