

Topic:	Zoning; Wetlands & Watercourse Protection; Watershed Protection; Open Space Preservation; Development Standards; Site Design Standards
Resource Type:	Regulations
State:	New York
Jurisdiction Type:	Municipal
Municipality:	Town of Cazenovia
Year (adopted, written, etc.):	1987
Community Type – applicable to:	Urban; Suburban
Title:	Town of Cazenovia Lake Watershed Residential Use District
Document Last Updated in Database:	May 1, 2017

Abstract

§ 165-11 and § 165-12 of the Town Code for the Town of Cazenovia list several regulations that are designed to limit the use of the lake and the development of property around the lake. Buildings in the designated area around the lake, except for churches and schools, have height limits, and buildings and lots have minimum size requirements. No machinery, equipment, or vehicles used in a business can be stored outside. Boat houses cannot be used for residential purposes and are limited by size and structure requirements. Recreational use and access rights, including easements, must meet requirements such as being incidental and subordinate to a permitted single-family residential dwelling and located on the same lot as the single-family residential dwelling. There are exceptions for nonconforming lots approved prior to May 11, 1987, but the owner may have to seek a variance.

Resource

Town of Cazenovia NY Watershed
Code of the Town of Cazenovia NY
Chapter 165: Zoning
Lake Watershed Residential Use Districts
See also: Designation of Lake as CEA PDF
General Code
ARTICLE VI Lake Watershed Residential Use Districts

§ 165-11. Permitted uses.

The following uses and no others are permitted in Lake Watershed Residential Districts:

- A. All uses permitted in A Residential Districts upon, except as otherwise prescribed in this article, the conditions specified for such districts.

§ 165-12. Additional regulations.

- A. Building height limit. No structure, other than a church or school, shall be erected or altered to a height in excess of 30 feet.
- B. Required lot area. The minimum lot area shall be 80,000 square feet, and the minimum lot width shall be 200 feet.
- C. Required area of dwelling. The minimum building area of a one-story dwelling shall be 1,100 square feet. The minimum building area of any dwelling of more than one story shall be 900 square feet. Fifteen percent of the preceding minimums may be non-living area.
- D. Yards required. Each lot shall have front, side and rear yards not less than the depths or width following:
 - (1) Front yard depth: 50 feet.
 - (2) Each side yard width: 25 feet.
 - (3) Rear yard depth: 50 feet (except that no part of a septic system may be constructed within 100 feet of Cazenovia Lake).
- E. Storage prohibited. No machinery, equipment or motor vehicles commonly used in a business shall be stored out of doors.
- F. A one-story boathouse may be erected for the sole purpose of boat storage on the lake shore of a lakefront lot, the maximum width of the boathouse not to exceed 12 feet and the maximum depth not to exceed 15 feet. The height shall not exceed 10 feet at the highest point measured from the high-water mark. There shall not be a roof or enclosure of any kind above the deck of the boathouse, except a thirty-six-inch railing will be permitted around the outer edge; also a portable canopy of canvas or other flexible material shall be permitted. At no time shall a boathouse be used as living quarters.
- G. Recreational use and recreational access rights. The use of a lot or parcel of land in this district for recreational purposes ("recreational use") or to permit access to Cazenovia Lake, including but not limited to lake access by means of rights-of-way or easements

(hereinafter referred to as a "lake access right"), is prohibited unless such use complies with the following:

- (1) Any such recreational use of a lake lot or parcel or any such lake access right must be accessory to a permitted residential dwelling. For purposes of this Subsection G, "accessory" shall mean that such recreational use or lake access right is customarily incidental and subordinate to a single-family residential dwelling and is located on the same lot as the single-family residential dwelling; and
- (2) In addition to the requirements of Subsection G(1), any such lake access right may only be permitted on or over a lot or parcel which has at least 250 feet of frontage on Cazenovia Lake, and no more than one such lake access right shall be permitted for each single-family residential dwelling. The provisions of this Subsection G are a clarification of existing law and shall not be interpreted as limiting other restrictions on recreational uses or access rights in this or other zones, and these provisions are not intended to grandfather any existing lake access rights or recreational uses.

H. Nonconforming lots. Any lot in the Lake Watershed Residential Use District which was duly approved prior to May 11, 1987, and which has an area or road or lake frontage less than required by Local Law No. 5-1987 may be used for any permitted purpose if:

- (1) As of May 1, 1987, the lot conformed to all zoning and planning requirements; or
- (2) The owner obtains a variance pursuant to the provisions of Article XII. In addition to the requirements contained therein, such a variance may be granted only if the applicant demonstrates that the lot is suitable for residential construction, including suitable percolation, sewage disposal, water availability and quality and appropriate drainage.

I. The Lake Watershed Residential Use District will include all that land within the Town of Cazenovia bounded by the center line of Ridge Road north from the Village line to the power line north of Stanley Road, said power line being approximately 400 feet north of the intersection of Stanley Road; thence westerly along said power line to West Lake Road; thence southerly along West Lake Road to the intersection of Owahgena Road; thence south 11° east 19,500 feet in a straight line to the intersection of Grassy Lane and Route 20; thence south 33° east 5,800 feet in a straight line to the intersection of Burlingame Road and Rippleton Road (Rt. 13); thence north along the center line of Rippleton Road to the Village line; thence westerly and northerly along said Village line to the shore of Cazenovia Lake, said area being designated on the map attached to this chapter.