

**ARTICLE 3
DISTRICTS AND BOUNDARIES**

SECTION 3.01 ESTABLISHMENT OF DISTRICTS

For the purpose of this Ordinance, the Town of Schuyler is divided into the following types of classes:

- R-1 Residential District
- R-2 Residential District
- R-A Residential-Agricultural District
- R-M Residential-Manufactured Home District
- C-H Commercial-Highway District
- C-I Commercial-Industrial District
- C-T Commercial-Telecommunications District
- F-P Floodplain District
- P-D Planned Development District

Said districts are bounded and defined as shown on a map entitled “Zoning Map of the Town of Schuyler, Herkimer County, New York”, hereinafter called the “Zoning Map”, adopted by the Town Board and certified by the Town Clerk which accompanies and which, with all explanatory matter thereon, is hereby made a part of this Ordinance.

SECTION 3.02 INTERPRETATION OF DISTRICT BOUNDARIES

The following rules shall apply to determine the boundaries of the districts shown on the Zoning Map:

- A. Where district boundaries follow streets or highways, the center lines of such streets and highways shall be considered the district boundaries.
- B. Where district boundaries are indicated as parallel to streets or highways, they shall be construed as being parallel thereto and at such distances therefrom as indicated in dimensions on the Zoning Map, or if no such dimensions appear, then by measurement using the scale appearing on the Zoning Map.

- C. Where district boundaries follow lot lines, such lot lines shall be considered to be the district boundaries.
- D. Where district boundaries on the Zoning Map follow routes such as waterways, railroad rights-of-way, the center lines of the waterways or railroad rights-of way shall be considered to be the district boundaries.
- E. Where a district boundary line divides a lot in single ownership on the effective date of this Ordinance, or any amendment thereto, the regulations governing the less restrictive portion of such lot shall extend a maximum of fifty (50) feet into the more restrictive portion, provided the lot has frontage on a street in the less restrictive district.
- F. When district boundaries cannot be clearly determined using the guidelines detailed herein or in the case of a dispute of a district boundary, the Zoning Board of Appeals shall make a determination on the location of the boundary, and such determination shall be final.

SECTION 3.03 APPLICATION OF REGULATIONS

Except as otherwise provided for elsewhere in this Ordinance:

- A. No building or structure shall be erected, constructed, reconstructed or altered, and no land, building structure or part thereof shall be used for any purpose or in any manner except as permitted for the district in which such building or land is located.
- B. No building or structure shall be erected, constructed, reconstructed or altered, nor shall any open space surrounding any building or structure be encroached upon or reduced in any way except in accordance with the yard, lot area, height and building location regulations of this Ordinance for the district in which such building, structure or open space is, or shall be located.
- C. No yard or other open space surrounding any building located on a lot in conformance with this Ordinance shall be considered as providing the requisite yard or open space for another building on such lot. Likewise, no yard or open space on one lot shall be considered as providing a required yard or open space for a building on another lot.
- D. No use of land or building shall be allowed which is contrary to the provisions of the respective zoning districts as contained in this Ordinance.