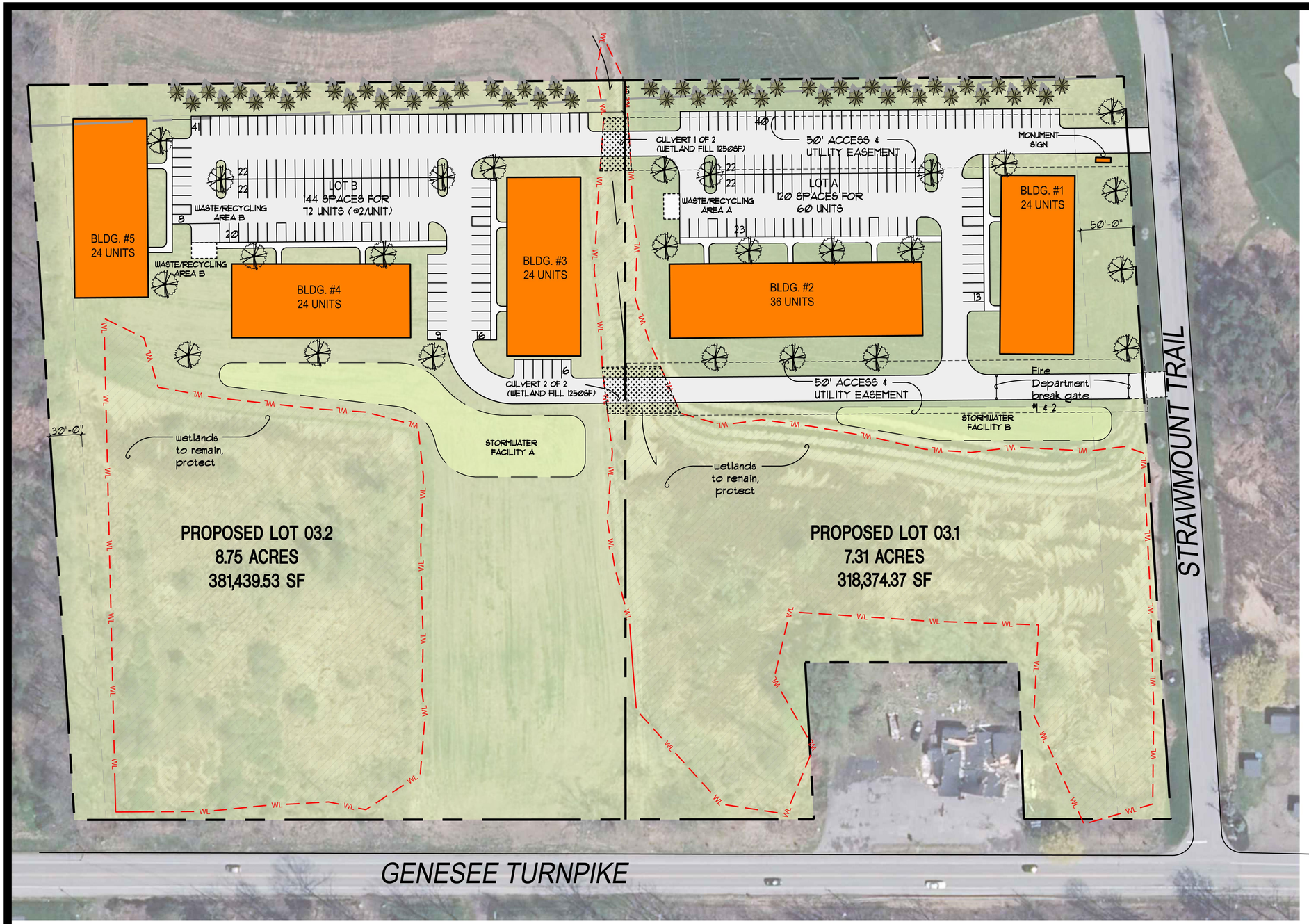

BRIDLE PATH

GENESEE TURNPIKE TOWN OF MANLIUS

CONCEPT PLAN

0 50 100 150

SCALE IN FEET

DECEMBER 13, 2019

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TOWN OF MANLIUS ZONING CHART

X-MANLIUS-ZONING

1. CURRENT ZONING

- TAX MAP #082.2-01-02.0 & 082.2-01-03.0 ARE CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS. TAX MAP PARCEL 082.2-01-02.0 IS SPLIT ZONED RA/CB.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- THE PROPOSED DEVELOPMENT WILL REQUIRE A ZONE CHANGE TO MEET TOWN OF MANLIUS CODE. EXISTING LOT TO BE SUBDIVIDED INTO (2) NEW LOTS ZONED R-5.

2. RA BULK REGULATIONS (EXISTING)

MIN. FRONTAGE	N/A
MIN. LOT AREA	N/A
FRONT YARD SETBACK	40'-0"
SIDE YARD SETBACK	20'-0"
REAR YARD SETBACK	40'-0"

3. R-5 BULK REGULATIONS (PROPOSED) - 2 NEW LOTS

MIN. FRONTAGE	N/A
MIN. LOT AREA	NO LESS THAN FIVE ACRES, BUT NO MORE THAN 10 ACRES.
SETBACK FROM HIGHWAY	50'-0"
REAR AND SIDE YARD SETBACK	THE DISTANCE EQUAL TO THE HEIGHTS OF THE BUILDING, BUT IN NO CASE LESS THAN 30 FEET.
BUILDING SPACING	(a) BLANK WALL TO BLANK WALL: 30 FEET. (b) WINDOW TO FACING BLANK WALL: 30 FEET. (c) WINDOW TO VISIBLE WINDOW: 40 FEET.
BUILDING LENGTH	THE MAXIMUM LENGTH OF EACH BUILDING SHALL BE 60 FEET UNLESS A MINIMUM OFFSET OF FOUR FEET IS ESTABLISHED FOR EACH SIXTY-FOOT SECTION.
BUILDING HEIGHT	NOT MORE THAN 40 FEET OR THREE STORIES, INCLUDING BASEMENT OR CELLAR, WHICHEVER IS LESS.
USEABLE DISTRICT SPACE	5000 SF PER 2 BEDROOM DWELLING NEEDED: LOT 3.1- 60 X 5000 = 300000 SF LOT 3.2- 72 X 5000 = 360000 SF

4. PARKING

MIN. PARKING REQUIREMENT		2 SPOTS PER BEDROOM
PROPOSED BEDROOMS		
	LOT 03.1	60 X 2 = 120 PARKING SPACES
	LOT 03.2	72 X 2 = 144 PARKING SPACES
	TOTAL	264 PARKING SPACES
PROPOSED PARKING COUNT		
	LOT 03.1	117 PARKING SPACES
	LOT 03.2	136 PARKING SPACES
	TOTAL	253 PARKING SPACES (-11)

5. PROPOSED DEVELOPMENT

PARCEL TO BE SUBDIVIDED INTO (2) LOTS OF VARYING SIZES AS NOTED ON PLANS. LOT 3.1 AND 3.2 WILL CONFORM TO R-5 ZONING UNDER 10 ACRES IN SIZE. APPROXIMATELY 132 UNITS TO BE CONSTRUCTED WITHIN (5) BUILDINGS.