

ARTICLE III – ESTABLISHMENT
OF ZONING DISTRICTS

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SECTION 301 ZONING DISTRICT CLASSIFICATION

The Town of Alexander is hereby divided into the following zoning districts and overlay zones:

- R Residential District
- A-R Agricultural-Residential District
- C-I Commercial-Industrial District
- EP Earth Products
- FP Flood Plain Overlay Zone (for information purposes only)
- PUD Planned Unit Development District

SECTION 302 ZONING MAP ESTABLISHED

Said zoning districts are bounded and defined as shown in a map entitled "Zoning Map of the Town of Alexander, New York". The official copy of the zoning map is hereby made a part of this Ordinance and is on file with the Town Clerk.

SECTION 303 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where uncertainty exists as to the location of any boundaries shown on the zoning map, the following rules shall apply:

- A. Zoning district boundary lines are intended to follow streets, right-of-way, water courses or lot lines, or be parallel or perpendicular thereto, unless such district boundary lines are fixed by dimensions, as shown on the zoning map.
- B. Where zoning district boundaries are indicated as following approximate streets, right-of-way, or water courses, the center lines thereof shall be construed to be such boundaries.
- C. Where zoning district boundaries are so indicated that they follow the edge of lakes, ponds, reservoirs or other bodies of water, mean high water lines thereof shall be construed to be the zoning district boundaries.
- D. Where zoning district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- E. If, after the application of the foregoing rules, uncertainty exists as to the

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exact location of a district boundary, the Board of Appeals shall determine the location of said lines.

SECTION 304 OVERLAY DISTRICTS

- A. In an overlay zoning district, property is placed simultaneously in two (2) districts and the requirements of both districts apply.
- B. The requirements of the overlay zone modify those of the basic district.

SECTION 305 LOTS IN TWO OR MORE DISTRICTS

Where a zoning district boundary line divides a lot in single ownership at the effective date of this Ordinance, leaving part subject to permissive regulations and part subject to prohibitive regulations, the Zoning Board of Appeals after public hearing may permit an extension of the use of that lot into the district where it is prohibited provided the extension does not extend more than fifty (50) feet into that district. Furthermore, the Board may impose conditions of that extension as protection to neighboring property.

SECTION 306 EXISTING LOTS OF RECORD

A single family dwelling, mobile home, and/or customary accessory buildings may be placed on any lot of record existing prior to the effective date of this Ordinance and having a minimum of one hundred (100) feet in width and twenty thousand (20,000) square feet in area. This provision shall apply even though such lot fails to meet the requirements for area, width or yard size, provided that the other requirements of this Ordinance are met. The minimum yard requirements for single family dwellings on existing lots shall be as follows:

FRONT	FIFTY (50) FEET
SIDE	FIFTEEN (15) FEET
REAR	THIRTY (30) FEET