

Road Right-of-Way Specifications Town of Virgil

State Highways right-of-way width is 80 feet, measured 40 feet in either direction from the center line of the road. State highways in the town include Rts. 392, 215, 13 and 11.

County Roads right-of-way width is 60 feet, measured 30 feet in either direction from the center line of the road. County roads in the town are Babcock Hollow Road, Daisy Hollow Road, Gee Hill Road, Owego Hill Road, Page Green Road, Parker Street, South Cortland-Virgil Road, Webb Road, West Meetinghouse Road and West State Road.

Town Roads right-of-way is 50 feet, measured 25 feet in either direction from the center line of the road. All roads not included in the two previous categories are designated as Town roads.

Setback Requirements

The front line of a lot is defined in the Town of Virgil's Zoning laws as that "which abutts upon a street or highway right-of-way boundary" and setback "of a structure from a particular lot line is the horizontal distance from such lot line to the part of the structure which is nearest to such lot line, which shall be deemed to be the distance that such building or story is "set back" or that it "sets back" from such lot line."

In most cases, the setback is 50 feet from the front line. Therefore, structures on most Town roads must be setback a total distance of 75 feet (County roads – 80 feet, State roads – 90 feet), measured from the centerline of the road. Exceptions are farm buildings(100 feet), single family units in a Residential Zone(35 feet) and structures in a Highway Commercial Zone(35 feet). Setback from side lines and back lines vary with zoning district. The Table of General Bulk Regulations and Zoning Map must be referred to in order to determine the zoning district and required setback for any structure.

NOTE: Minimum setback requirements affect any structure, i.e. house, garage, porch, etc. This must be considered in building plans. Every effort should be made to anticipate future needs and desires, so adequate space is available and setback requirements are met.

TABLE 3

Development Standards Schedule
Residential and Agricultural Districts

Standards	NR-Neighborhood Residential District		
	With Public Water and Sewer	With Water Only	Without Public Utilities
Dwelling Units/Acre	1.0	.33	.33
Min. Lot Size (acres)	1	3	3
Min. Average Lot Width (feet)	150	250	350
Min. Frontage (feet)	150	250	350
Min. Front Setback (feet)	50	50	50
Min. Side Setback (feet)	30 (each)	30 (each)	30 (each)
Min. Rear Setback (feet)	50	50	50
Max. Lot Coverage (%)	25	25	25
Max. Building Height (feet)	35	35	35

Standards	ARC – Agriculture Residential Conservation District
Dwelling Units/Acre	.33
Min. Lot Size (acres)	3
Min. Average Lot Width (feet)	350
Min. Frontage (feet)	350
Min. Front Setback (feet)	50
Min. Side Setback (feet)	30
Min. Rear Setback (feet)	50
Max. Lot Coverage (%)	25
Max. Building Height (feet)	35

TABLE 4

Development Standards Schedule

Commercial and Industrial Districts

Lot Coverage Minimum Open Space (Percent)	25	25
Maximum Buildings Size (sq.ft.)	40,000	40,000
Minimum Front Setback (feet)	50	50
Minimum Side Setback (feet)	15% of lot width	15% of lot width
Minimum Rear Setback (feet)	20% of lot width	20% of lot width
Maximum Height (feet)	35	35
Minimum Frontage (feet)	150	150
Minimum Average Lot Width (feet)	150	150
Minimum Lot Size (acres)	1.0	1.0