

TOWN OF ROYALTON GENERAL INFORMATION ON BUILDINGS CODES & TOWN ZONING ORDINANCE

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BUILDING CODE: BUILDING CODE OF N.Y.S. , EFF. JAN. 1, 2003

ZONING ORDINANCE/MAP: TOWN OF ROYALTON AS ADOPTED 7/12/99

FEES: DWELLINGS (ONE & TWO FAMILY) – 0-1500 S.F., \$150.00. OVER 1500 S.F., \$100.00/1000 S.F. OR FRACTION THEREOF.

BUSINESS, INDUSTRIAL & MULTIPLE DWELLING USES – 0-2000 S.F., \$200.00. OVER 2000 S.F., \$75.00/1000 S.F. OR FRACTION THEREOF. \$2500.00 MAX.

ACCESSORY STRUCTURES/MISC. (GARAGES, POOLS, SHEDS, POLE BARNES, FENCES, SIGNS, WOODSTOVES, ETC.) - \$20.00 MIN., \$2.00/50 S.F., \$500.00 MAX.

AGRICULTURAL USES - \$20.00 FLAT FEE

ALTERATIONS/ADDITIONS - \$20.00 MIN., \$2.00/50 S.F.

DEMOLITION - \$25.00 FLAT

PERMIT RENEWALS - \$20.00 MIN. OR 10% OF ORIGINAL FEE, WHICHEVER GREATER.

RESIDENTIAL LOT SIZES: TOWN OUTSIDE HAMLET OF GASPORT – 150’ FRONTAGE X 300’ DEEP. INSIDE HAMLET OF GASPORT – 100’ FRONTAGE X 150’ DEEP. (DEPTH MEASURED FROM HIGHWAY BOUNDARY LINE)

RESIDENTIAL SETBACKS/YARDS: INSIDE HAMLET OF GASPORT – 30’ FRONT YARD, 25’ REAR YARD, 5’ & 10’ SIDEYARDS, CORNER LOT 25’ TO SIDE STREET. OUTSIDE HAMLET – 50’ FRONTYARD, 35’ REAR YARD, 10’ SIDEYARDS, CORNER LOT 25’ TO SIDE STREET

ACCESSORY BUILDINGS (SHEDS, GARAGES, POOLS, ETC.): WHEN SITUATED ENTIRELY IN THE REAR YARD (BEHIND BACKLINE OF HOUSE OR PRIMARY BUILDING) MAY BE PLACED A MINIMUM OF 5’ FROM SIDE & REAR PROPERTY LINES.

AGRICULTURAL BUILDINGS: STRUCTURES HOUSING LIVESTOCK, ANIMALS, ETC. SHALL BE A MINIMUM OF 100’ FROM ALL PROPERTY LINES.

MULTIPLE DWELLINGS (THREE OF MORE DWELLING UNITS): 50’ FRONTYARD, 40’ SIDE & REAR YARDS. SEE SECTION 526 OF ZONING ORDINANCE FOR ADDITIONAL REQUIREMENTS.

BUSINESS LOTS/SETBACKS/YARDS: 50’ FRONTYARD, 15’ SIDEYARDS, 20’ REARYARDS. MINIMUM LOT SIZE 150’ FRONTAGE X 300’ DEEP. IN A SEWER & WATER DISTRICT LOT SIZE MAY BE MINIMUM 100’ X 150’. PLANNING AND/OR ZONING BOARD SITE PLAN REVIEW REQUIRED FOR ALL USES.

LIGHT INDUSTRIAL LOTS/SETBACKS/YARDS: 50’ FRONTYARD, SIDEYARD & REARYARD. MINIMUM LOT SIZE OF 150’ FRONTAGE X 1 ACRE. MAXIMUM BLDG. HEIGHT 35’. PLANNING AND/OR ZONING BOARD SITE PLAN REVIEW REQUIRED FOR ALL USES.

(OVER)

GENERAL INDUSTRIAL LOTS/SETBACKS/YARDS: 70' FRONTYARD, 50' SIDEYARD & REARYARD. MAXIMUM HEIGHT 35'. MINIMUM LOT SIZE 3 ACRES. PLANNING AND/OR ZONING BOARD SITE PLAN REVIEW REQUIRED FOR ALL USES.

SLOPE OF RESIDENTIAL FRONT YARDS: THE SURFACE GRADE OF THE FRONTYARD AT THE FRONT WALL OF FOUNDATION WALL SHALL BE A MINIMUM OF 12" ABOVE THE ELEVATION OF THE CENTERLINE OF THE ROAD PAVEMENT. SITE DRAINAGE PROVISIONS SHALL BE COORDINATED WITH THE RESPECTIVE HIGHWAY DEPARTMENT REGARDING DITCHING, DRIVEWAYS, ETC..

MINIMUM LIVING AREA: ONE AND TWO FAMILY DWELLINGS - 900 S.F. FOR EACH DWELLING UNIT. SEE SECTION 526 OF ZONING ORDINANCE FOR MULTIPLE DWELLING REQUIREMENTS.

SMOKE DETECTORS (NEW & REHABILITATED DWELLINGS): MINIMUM OF ONE ELECTRICALLY OPERATED DETECTOR INSIDE EACH BEDROOM, ADJACENT TO THE SLEEPING SPACES, AND ALL LEVELS OF THE STRUCTURE INCLUDING BASEMENT. DETECTORS MUST BE INTERCONNECTED.

SEPTIC SYSTEMS: IN AREAS WITHOUT PUBLIC SEWER, ALL SEPTIC SYSTEMS MUST COMPLY WITH NIAGARA COUNTY HEALTH DEPT. REGULATIONS. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL A PERCOLATION TEST HAS BEEN PERFORMED ON THE SITE AND THE DESIGN IS APPROVED. IT IS UP TO THE INDIVIDUAL TO RETAIN THE SERVICES OF A N.Y.S. LICENSED PROFESSIONAL ENGINEER TO CONDUCT THE PERCOLATION TEST, OBTAIN SYSTEM DESIGN APPROVAL, INSPECT THE INSTALLATION, AND SECURE FINAL APPROVAL OF THE COMPLETED SYSTEM FROM THE HEALTH DEPT..

FOR SPECIFIC QUESTIONS CONTACT THE CODE ENFORCEMENT OFFICER!