

**Definition, Location and Regulations for Congregate Houses**  
**Village of Alfred, NY 14802**

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**Definition of Congregate House:** A dwelling containing common living and/or cooking quarters and occupied by four or more residents who are not a traditional family or the functional equivalent of a traditional family (as those terms are defined in the Village Zoning Code). A Congregate House shall be limited to the following uses: a boarding house, rooming house, fraternity or sorority house, or chapter or membership association house.

**Definition and Purpose of Overlay Zone or District:** Overlay zoning is the creation of a special zoning district, placed over existing zoning districts, which identifies special provisions, uses or requirements in addition to (or instead of) those in the underlying base zones(s). Overlay districts can share common boundaries with the base zone or cut across underlying zone boundaries. Such districts are often prohibitory in approach, limiting allowable uses and activities.

The purpose of overlay zones can be to promote particular development objectives, encourage sustainable design and building, protect natural resources or specific areas, such as floodplains, or existing neighborhoods, such as historic districts. They can be combined with other tools such as incentive zoning to promote specific goals of the community.

**Overlay Zone for Congregate Housing:** This village zone includes all or portions of three pre-existing zones: B-1, B-2 and R-3. Its boundary was defined in accordance with three primary considerations:

1. relative proximity to Alfred State College campus property;
2. consistent with existing zones of high use-intensity; (See Figure 1.)
3. having no adjacent borders with R-1 zones or single-family structures. (See Figure 2.)

Defined area of village overlay zone: See Figure 4.

**Overlay Zone Regulations: (modified Section 303.00)**

**Section 303.00 A**

Congregate Houses shall meet the following requirements:

- A. Each lot shall have at least eight thousand (8000) square feet of land area. (See Figure 3.)
- B. No principal building or parking area shall be within ten (10) feet of any lot line or right-of-way line.
- C. The principal building shall have a total area of at least eighteen hundred (1800) square feet of floor area. (See Figure 6.)
- D. The total area of structures relative to lot size shall not exceed that necessary to allow for the required number of parking spaces on the side and rear of the principal structure.
- E. Required driveways shall be surfaced with a durable, dustless material and be no more than twenty (20) feet in width.

**Overlay Off-Street Parking Regulations: (modified Section 304.00)**

**Section 304.00 A**

- A. The number of off-street parking spaces required for any Congregate House shall be one (1) for each bedroom.

- B. The size of off-street parking spaces shall be not less than ten (10) feet wide by twenty (20) feet long for all side-by-side parking or not less than eight (8) feet wide by twenty-three (23) feet long for all parallel parking.
- C. Off-street parking spaces shall be allowed in side and back yards only.
- D. Off-street parking space shall be finished with necessary passageways and driveways. All required space must be on the lot on which it is situated.
- E. All parking areas, passageways and driveways shall be surfaced with a dustless, durable all-weather surface, adequately drained and subject to the approval of the Zoning Enforcement Officer.
- F. Space for maneuvering incidental to parking shall not encroach upon any public way.
- G. Every off-street parking space shall be accessible from a public way.

**Occupancy Levels for Congregate Houses:** (See Figure 6.)

The allowed occupancy of Congregate Houses shall be determined proportional to the structure's size:

- A. 1800 to 2500 square feet, up to seven (7) residents
- B. 2501 to 3000 square feet, up to eight (8) residents
- C. 3001 to 3500 square feet, up to nine (9) residents
- D. Over 3500 square feet, up to ten (10) residents

All occupancies must be approved by the Code Enforcement Officer.

**Congregate House Annual Registration:** All Congregate Houses within the Overlay District will be required to submit to the Alfred Village Code Enforcement Officer, by May 15<sup>th</sup> of the year contact information, names of officers, name of a resident manager, number and names of residents, property and building measurements, number of bedrooms, number of on-site parking places, and, when a fraternity or sorority, the signatures of the campus Student Affairs Officer, campus advisor to the fraternity or sorority, fraternity or sorority president, resident manager, and property owner.