

VILLAGE OF EAST AURORA

Residential Setbacks

These setbacks are for One or Two-Family dwellings, residential additions, and accessory buildings. Additional requirements including, but not limited to uses, maximum building height, minimum building area, corner lots, other principal buildings, and Commercial (C, CM) and Manufacturing (MI, MP) zoning districts specifications can be found in the Village Code Chapter 285. For existing lots less than 70' wide see Village Code §285-47.

ZONE	Building Height	Min Lot Size	Dwelling Setbacks	Accessory Buildings
R – Residential Single Family Dwellings	Dwellings - 2.5 stories, not to exceed 35' Accessory buildings – 15' mean height max	70' wide & 10,500 sq ft in area There are regulations for existing lots that do not meet these requirements. See Village Code §285-47	Front – 20% lot depth, but not less than 25' Side – 10' min <u>and</u> the total of both side yards must equal 30% of the lot width Rear – 25% of lot depth, but not more than 50'	Located in rear yard only Not more than 25% of required rear yard 10' from dwelling 5' from Side and Rear lot lines
RGN – Group/New Townhouse Residential District Single Family Dwellings New Multiple Family Dwellings/Dwelling Groups New Townhouses	See Dwelling Setbacks	Single Family – same as R district Multiple Family Dwellings/Dwelling Group – 120' wide and 4,500 sq ft in area	Front – 20% lot depth, but not less than 25' Dwellings up to 35' in ht the SIDE setback min 12' <u>and</u> total of both side yards must equal 30% lot width. Dwellings over 35' in ht, the SIDE setback minimum ½ building height. EXCEPT where a side lot abuts a side lot in an R or RG district the SIDE setback shall not be less than the building height. Rear – 25% of lot depth but need not exceed 35' plus one foot per foot (or fraction) that the building exceeds 35' ht.	
RG – Residential General Single/Two Family Dwellings Conversion of existing dwelling to Two/more Family Dwelling units		Single Family – 60' wide and 9,000 sq ft in area Two Family – 70' wide and 10,500 sq ft in area Conversions – 120' for new, 100' for existing dwellings and 5,000 sq ft in area for each dwelling unit	Front – same as R district Side – 8' min and total of both side yards must equal 30% lot width Rear – same as R district	Located in rear yard only Not more than 25% of required rear yard 10' from dwelling 5' from Side and Rear lot lines
RC – Residential Commercial Single/Two Family Dwellings Conversion of existing dwelling to Two/more Family Dwelling units	Dwellings – 2.5 stories, not to exceed 35' Accessory buildings – 15' mean height max	Single Family – 60' wide and 9,000 sq ft in area Two Family – 70' wide and 10,500 sq ft in area Multiple Family – 100' wide and 3,500 sqft area for each dwelling unit	Front – same as R district Side – 8' min and total of both side yards must equal 30% lot width Rear – 25% of lot depth but need not exceed 35' plus one foot per foot (or fraction) that the building exceeds 35' ht.	Located in rear yard only Not more than 25% of required rear yard 10' from dwelling 5' from Side and Rear lot lines