

## TOWN OF AURORA Residential Setbacks

Setbacks are for One or Two-Family dwellings and accessory buildings. Additional requirements including uses, building height, minimum building area, corner lots, Multiple-Family dwelling, and Business or Industrial zoning district specifications can be found in the Town Code Chapter 116.

\*For lots in TWO Zoning Districts, please see Chapter 116-25.

\*\*For Subdivision and ODA/Flag lot development (Chapter 99), please contact the Building Department (716) 652-7591

\*\*\* please see the Town of Aurora zoning map or contact the Building Department (716) 652-7591 for zoning district of a particular property

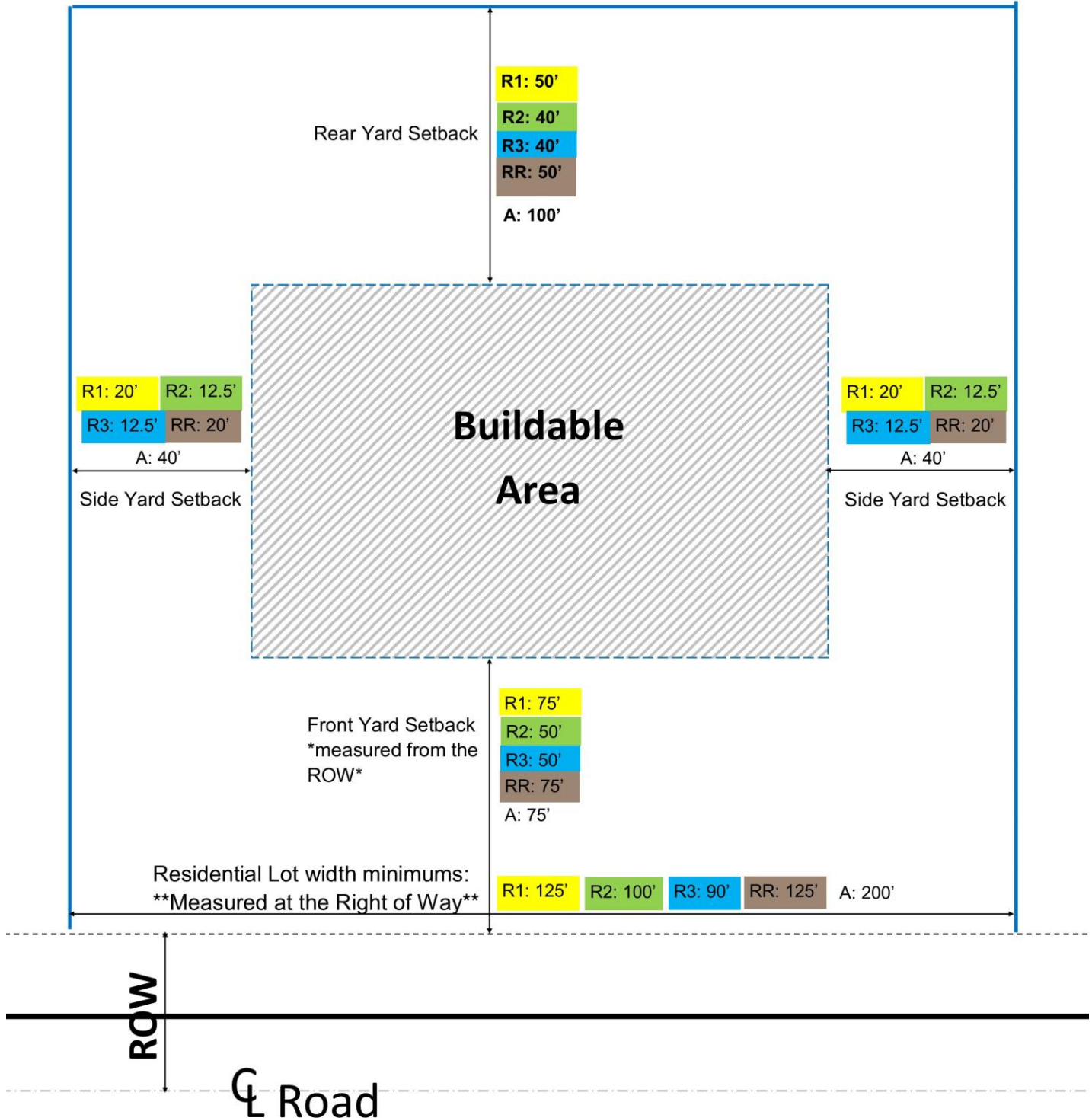
<b>ZONE*</b>	<b>Zoning Map color</b>	<b>Min Lot Size</b> (min. acreage <b>does not</b> include the Right-of-Way)	<b>Dwelling</b> Setback requirements	<b>Accessory Building</b> Setback requirements
R1	Yellow	125' frontage by $\frac{3}{4}$ acre	Front – 75' from ROW Side – 20' Rear – 50'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
R2	Green	100' frontage by $\frac{3}{4}$ acre	Front – 50' from ROW Side – 12.5' Rear – 40'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
R3	Bright Blue	90' frontage by $\frac{3}{4}$ acre	Front – 50' from ROW Side – 12.5' Rear – 40'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
RR – Rural Residential	Tan	125' frontage by $\frac{3}{4}$ acre	Front – 75' from ROW Side – 20' Rear – 50'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
A	White	200' frontage by 3 acres	Front – 75' from ROW Side – 40' Rear – 100'	Not in front yard. 2 story, max ht 20' Side – Equal to mean height of building but not less than 10' Rear – same as side

# Town of Aurora DWELLING setbacks

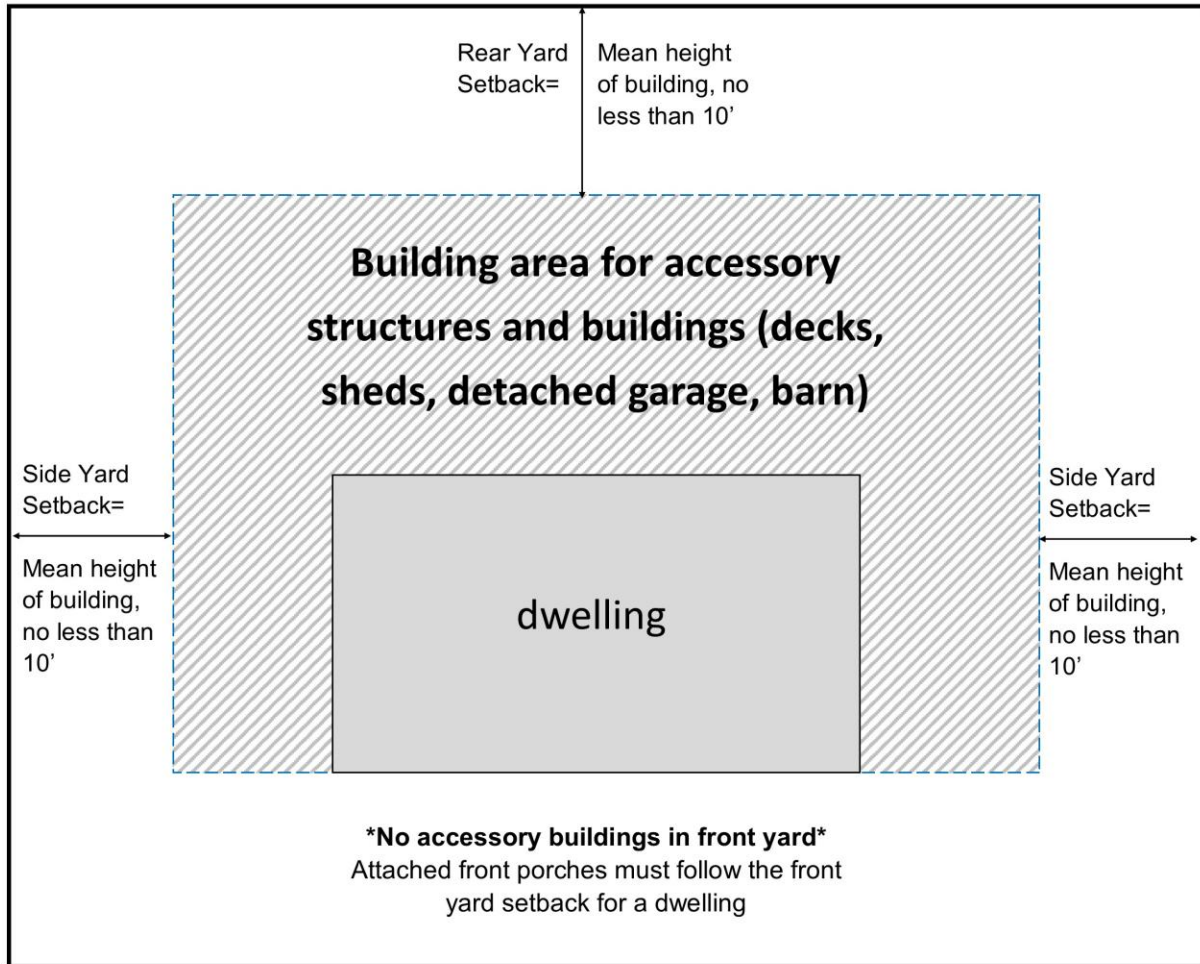
(as noted per Zoning District)

Lot acreage minimum = 3/4 acre  
 (except A zoning district = 3 acres)

**Acreage min. does NOT include the Right-Of-Way**



# Town of Aurora ACCESSORY structure/ building setback requirements



Additional Requirements  
(all zoning districts except A):  
1 story only  
Max. mean height = 15'

Additional Requirements  
A zoning district:  
2 Story  
Max. mean height = 20'

