

VILLAGE OF EAST AURORA RESIDENTIAL SETBACKS

(for One, Two or Multi-Family dwellings, residential additions, and accessory buildings)

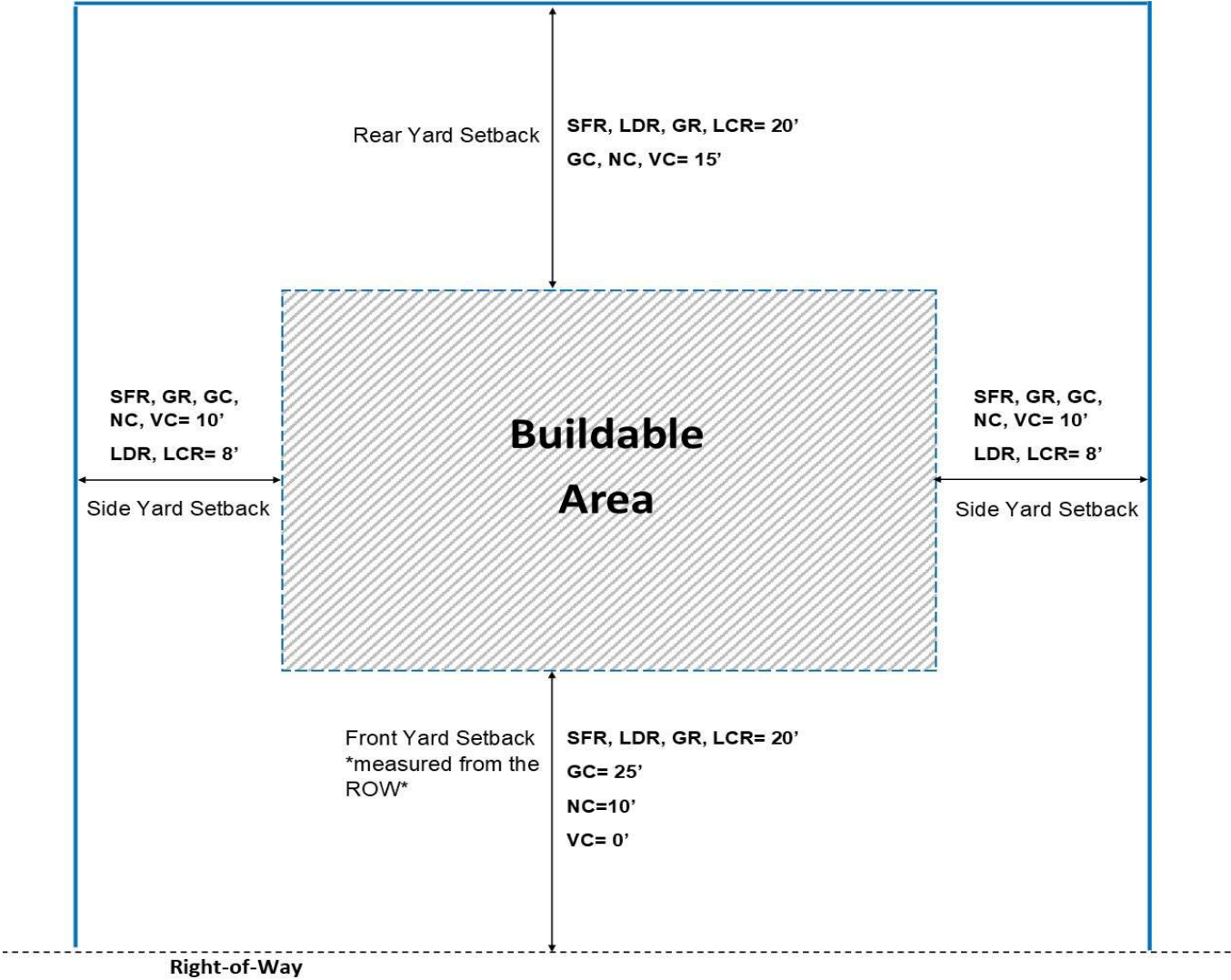
Additional requirements including, but not limited to uses, corner lots, and Commercial/Manufacturing (GC, NC, VC, GM, VM and MMO) zoning districts specifications can be found in the Village Code Chapter 285, Zoning.

For existing lots less than 70' wide, see Village Code §285-30.6

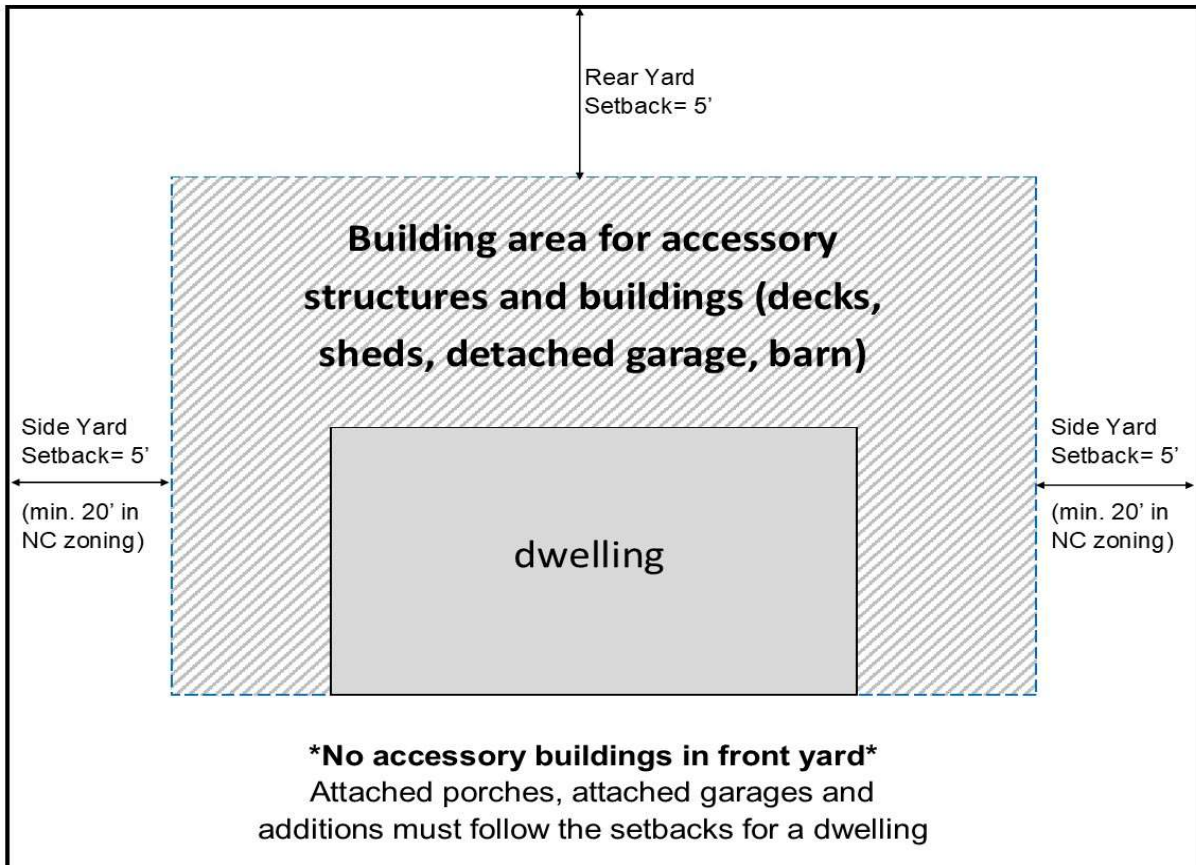
Zone	Use	Lot Size (in square feet)	Setback Requirements						Building Height		Max. Lot Coverage	
			Dwelling			Accessory Bldg. <small>*must be located in rear yard</small>			Dwelling	Accessory Bldg. (mean height)	Dwelling (% of total lot area)	Accessory Bldg.
			FY	SY	R	FY	SY	R				
SFR Single Family Residential	Single Family	70'/10,500 sf	20'	10'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
LDR Low Density Residential	Single Family	70'/9,000 sf	20'	8'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Two-Family	10,500 sf	20'	8'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Multi-Family	100'/5,000 sf per dwelling unit	20'	8'	20'	-	5'	5'	35' max.	15' max.	30%	25% of rear yard
GR General Residential	Single Family	70'/10,500 sf	20'	10'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Two-Family	12,000 sf	20'	10'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Multi-Family	100'/5,000 sf per dwelling unit	20'	10'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
LCR Limited Commercial Residential	Single Family	70'/9,00 sf	20'	8'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Two-Family	10,500 sf	20'	8'	20'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Multi-Family	100'/4,500 sf per dwelling unit	20'	8'	20'	-	5'	5'	35' max.	15' max.	30%	25% of rear yard
GC General Commercial <small>*dwellings permitted with special use permit in this zone*</small>	Single Family	60'/9,00 sf	25'	10'	15'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Two-Family	70'/10,500 sf	25'	10'	15'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
	Multi-Family	100'/3,500 sf per dwelling unit	25'	10'	15'	-	5'	5'	35' max.	15' max.	35%	25% of rear yard
NC Neighborhood Commercial	Single Family	50'/9,00 sf	10'	10'	15'	-	20'	5'	35' max.	15' max.	35%	20% of rear yard
	Two-Family	70'/10,500 sf	10'	10'	15'	-	20'	5'	35' max.	15' max.	35%	20% of rear yard
	Multi-Family	75'/3,500 sf per dwelling unit	10'	10'	15'	-	20'	5'	35' max.	15' max.	35%	20% of rear yard
VC Village Center	Single Family	40'/9,00 sf	0'	10'	15'	-	5'	5'	35' max.	15' max.	35%	20% of rear yard
	Two-Family	60'/10,500 sf	0'	10'	15'	-	5'	5'	35' max.	15' max.	35%	20% of rear yard
	Multi-Family	75'/3,500 sf per dwelling unit	0'	10'	15'	-	5'	5'	35' max.	15' max.	35%	20% of rear yard

Village of East Aurora DWELLING setbacks

Distances noted by Zoning District
(for new builds, additions and attached garages and attached porches/decks)



Village of East Aurora ACCESSORY structure/ building setback requirements



Mean Height=

Mid-point between the peak and eave as measured from the ground

