

ZONING  
235 Attachment 1

**Town of Batavia  
Zoning Schedule A  
[Amended 2-20-2008 by L.L. No. 2-2008]**

Zoning District	Permitted Uses	Minimum Lot Size <sup>1</sup> (square feet)	Minimum Frontage (feet)	Minimum Yards (feet)					Maximum Height <sup>4</sup> (feet)	Maximum Lot Coverage/Green Space(%)	Site Plan Requirement
				Front <sup>1</sup>	Rear		Side				
					Princ.	Access	Princ.	Access			
AG-R	Single-family	20,000	100	50	30		2		35	30/20	NO
	(Water District)	16,000	75								
	Two-family	30,000	150	50	30		2		35	30/20	NO
	(Water District)	20,000	100								
	Multifamily	40,000+ <sup>3</sup>	250	50	35		20		35	30/20	YES
	Nonresidential	85,000	250	50	40		30		35	30/20	YES
R	Single-family	20,000	100	50	30		2		30	30/20	NO
	(Water District)	16,000	75								
	Two-family	30,000	150	50	30		2		30	30/20	NO
	(Water District)	20,000	100								
	Multifamily	40,000+ <sup>3</sup>	200	50	35		20		30	30/20	YES
	Nonresidential	40,000	200	50	40		30 <sup>1</sup>		30	35/20	YES
HR	1-2-family	10,000	60	25	25	10	15	10	35	30/20	NO
	Nonresidential										YES
HC	1-2-family	10,000	90	25	25	10	15	10	35	30/20	NO
	Nonresidential	None	None	30	20	10	20	10	35	50/20	YES
INT	Interchange	40,000	200	50	50		30 <sup>4</sup>		35	35/15	YES
C	Commercial	40,000	200	50	50		30 <sup>4</sup>		35	35/15	YES
I	Industrial	40,000	200	50	50		30 <sup>4</sup>		40	35/15	YES
IP	Industrial Park	40,000	200	50	50		30 <sup>4</sup>		40	35/15	YES
PBD	Business/Ind.	40,000 <sup>4</sup>	200	50	50		30		40	35/15	YES
PUD	Planned Unit Development – Refer to § 235-31										
FPO	Floodplain Overlay Zone – Refer to § 235-32										
WPO	Wellhead Protection Overlay Zone – Refer to § 235-33										

NOTES:

- <sup>1</sup> Excludes the highway right-of-way (ROW).
- <sup>2</sup> For one- and two-family dwellings in these districts, one side yard shall be a minimum of 15 feet and the other a minimum of eight feet.
- <sup>3</sup> Two-family lot size plus 4,000 square feet per dwelling unit for each over two.
- <sup>4</sup> Lot layout to be consistent with coordinated development plan. Refer to § 235-31.1.