

ZONING

250 Attachment 2

Town of Wilna

Schedule II - Lot Dimensions [Amended 6-8-2020 by L.L. No. 1-2020]

District and Use	Minimum Lot Area (square feet)	Minimum Lot Width* (feet)	Minimum Front Yard* (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (feet)	Maximum Structure/Building Height (feet)
Agricultural/Rural Residence, AR						
Permitted uses	40,000	150	50	50	20	30
Accessory uses			50	30	15	20
Uses requiring site plan review	40,000	250	50	50	20	30
Lot of record	20,000	100	50	50	20	30
Residential, R-1						
Permitted uses	25,000	125	50	50	20	30
Accessory uses			50	30	15	20
Uses requiring site plan review	25,000	125	50	50	20	30
Lot of record	15,000	75	50	50	15	30
Residential, R-2						
Permitted uses	20,000	100	50	50	15	30
Accessory uses			50	30	10	20
Uses requiring site plan review	20,000	100	50	50	15	30
Lot of record	15,000	75	50	50	15	30
Business, B-1						
Permitted uses	7,500	75	30	30	15	35
Accessory uses			30	20	10	20

WILNA CODE

District and Use	Minimum Lot Area (square feet)	Minimum Lot Width* (feet)	Minimum Front Yard* (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (feet)	Maximum Structure/Building Height (feet)
Uses requiring site plan review	7,500	75	30	30	15	35
Lot of record	5,000	50	30	20	10	35
Business, B-2						
Permitted uses	30,000	150	50	50	20	40
Accessory uses			50	30	15	25
Uses requiring site plan review	30,000	150	50	50	20	40
Lot of record	20,000	100	50	40	15	40
Industrial, I						
Permitted uses	30,000	150	50	50	20	40
Accessory uses			50	30	15	25
Uses requiring site plan review	30,000	150	50	50	20	40
Lot of record	20,000	100	50	40	15	40

* If lot has road frontage on a main transportation arterial, as designated on the Zoning Map, refer to Article VI, Supplemental Regulations, § 250-37.