

ZONING

200 Attachment 2

Town of Van Buren

**Table 200-45. Table of Dimensional Requirements
[Amended 8-5-2008 by L.L. No. 9-2008]**

Zoning District	Minimum							Maximum	
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard ¹ (feet)	Side Yards (total/one) (feet)	Rear Yard (feet)	Building Area (square feet)	Building Height (feet)	% Lot Coverage
AR-80 Agricultural/R esidence									
Residential uses	80,000	200	250 ²						20%
Principal and attached accessory structure				60	40	50	500	30	
Detached accessory structure				EBL	15	15		20	
Nonresidential uses	80,000	225	250						20%
Principal and attached accessory structure				60	40	50		30	
Detached accessory structure				EBL	15	15		20	
R-40 Residence District									
Residential uses	40,000	150	200						20%
Principal and attached accessory structure				50	50/20	50	500	30	
Detached accessory structure				EBL	15	15		15	
Nonresidential uses	60,000	200	250						20%
Principal and attached accessory structure				50	40	50		30	
Detached accessory structure				EBL	15	15		15	
R-20 Residence District									
Residential uses	20,000	100	150						20%
Principal and attached accessory structure				40	30/10	50	500	30	
Detached accessory structure				EBL	15	15		15	
Nonresidential uses	60,000	200	200						20%
Principal and attached accessory				50	40	50		30	

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structure									
Detached accessory structure				EBL	15	15		15	
R-15 Residence District									
Residential uses	15,000	90	135				500		20%
Principal and attached accessory structure				35	25/10	40		30	
Detached accessory structure				EBL	5	5		15	
Nonresidential uses									25%
Principal and attached accessory structure	60,000	200	200	50	40	50		30	
Detached accessory structure				EBL	15	15		15	
R-10 Residence District									
Residential uses	10,000	80	125				Note 3		25%
Principal and attached accessory structure				30	25/10	35		30	
Detached accessory structure				EBL	5	5		15	
Nonresidential uses	60,000								
Principal and attached accessory structure		200	200	50	50	50		30	30%
Detached accessory structure				EBL	5	5		15	
BRB Residence District									
Residential uses	40,000	200	200						20%
Principal and attached accessory structure				50	50	50	8,000	30	
Detached accessory structure				EBL	15	15		15	
Nonresidential uses									
Principal and attached accessory structure									
Detached accessory structure									
RH Rural Hamlet District									
Residential uses, public water,	20,000	80	150	30	30/10	25	500	30	20%

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one-family									
Residential uses, public water, two-family	40,000	80	150	30	30/15	25	500	30	20%
Residential uses, public water, multiple-family	15,000	100	200	30	40/20	35	500	40	20%
Residential uses, no public water, one-family	40,000	80	150	30	30/10	25	500	30	25%
Residential uses, no public water, two-family	60,000	80	150	30	30/15	25	500	30	20%
Residential uses, no public water, multiple-family	30,000	100	200	30	40/20	35	500	40	20%
Detached accessory structure				EBL	15	15		15	
Nonresidential uses	40,000	100	200						30%
Principal and attached accessory structure				30	20	40		30	
Detached accessory structure				EBL	15	15		15	
LB Local Business District									
With or without public water	40,000								30%
Principal attached accessory structure		100	200	50	40/20	20		30	
When abutting AR-80 through R15 Districts					70/50	50			
Detached accessory structure				RBL	15	15		15	
GB General Business District	60,000	200	250						40%
Principal attached accessory structure				50	50/25	50		40	
When abutting AR-80 through R15 District					75/50	50			
Detached accessory structure				RBL	20	20		15	
InA Industrial A District	60,000	150	250						50%

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Principal and attached accessory structure				50	50/25	25		40	
When abutting AR-80 through R10 Districts					75/50	75			
Detached accessory structure				FBL	25	25		40	
InB Industrial B District	60,000	150	250						50%
Principal and attached accessory structure				50	50/25	25		50	
When abutting AR-80 through R10 Districts					75/50	75			
Detached accessory structure				FBL	25	25		50	

Notes:

¹ “EBL” refers to existing building line; and “RBL” refers to the principal structure’s existing rear building line.

² Lot depth shall not be more than 2.5 times the lot width

³ Floor area per dwelling, minimum: 1,000 square feet, except two-story, two-unit building, 750 square feet