

# ZONING

## 211 Attachment 2

### Village of Buchanan

**Table of Bulk Regulations, § 211-15**  
**[Amended 5-17-2021 by L.L. No. 3-2021; 2-27-2023 by L.L. No. 2-2023; 5-6-2025]**

1	2	3	4	5	6	7	8	9	10	11	12
		<b>For Uses Listed Below</b>	<b>The Following Bulk Regulations Apply</b>								
District	Group	(Uses herein refer in abbreviated form to the uses listed in detail in Use Table Columns 2 and 3)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage at Street Line (feet) <sup>1</sup>	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet) 1 Yard/Total Both Yards	Minimum Rear Yard (feet)	Maximum Building Height (stories) (feet) <sup>1</sup>	Maximum Lot Coverage (percent) <sup>3</sup>
R-40	A	Single-family residential	40,000	125	125	200	30	20/50	25% of lot depth, not to exceed 50	2 1/2/35 <sup>2</sup>	35
	B	All other permitted uses	Same as Group A								
R-20	C	Single-family residential	20,000	100	100	150	30	15/40	25% of lot depth, not to exceed 30	2 1/2/35 <sup>2</sup>	40
	D	All other permitted uses	Same as Group A								
R-15	E	Single-family residential	15,000	80	80	120	30	10/25	25% of lot depth, not to exceed 30	2 1/2/35 <sup>2</sup>	40
	F	All other permitted uses	Same as Group A								
R-10	G	Single-family residential	10,000	75	75	100	30	10/20	25% of lot depth, not to exceed 30	2 1/2/35 <sup>2</sup>	40
	H	All other permitted uses	Same as Group A								

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		<b>For Uses Listed Below</b>	<b>The Following Bulk Regulations Apply</b>									
<b>District</b>	<b>Group</b>	<b>(Uses herein refer in abbreviated form to the uses listed in detail in Use Table Columns 2 and 3)</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Frontage at Street Line (feet)<sup>1</sup></b>	<b>Minimum Lot Depth (feet)</b>	<b>Minimum Front Yard (feet)</b>	<b>Minimum Side Yard (feet) 1 Yard/Total Both Yards</b>	<b>Minimum Rear Yard (feet)</b>	<b>Maximum Building Height (stories (feet)<sup>1</sup></b>	<b>Maximum Lot Coverage (percent)<sup>3</sup></b>	
R-7.5	I	Single-family residential	7,500	75	75	100	30	10/20	25% of lot depth, not to exceed 30	2 1/2/35 <sup>2</sup>	40	
	J	All other permitted uses	Same as Group A									
C-1	K	All permitted uses	10,000	75	75	100	30	5/15 (20 if abutting a residential district)	10 (Where abuts a residential district, observe residential rear yard)	2 1/2/35 <sup>2</sup>	75	
C-2	L	All permitted uses	20,000	100	100	100	30	Same as C-1	Same as C-1	2 1/2/35 <sup>2</sup>	75	
M-1	M	All permitted uses	20,000	100	100	200	50	25/50	25 (50 if abutting a residential district)	2 1/2/35 <sup>2</sup>	75	
M-2	N	All permitted uses	80,000	250	250	300	75	50/100	100 (125 if abutting a residential district)	2 1/2/35 <sup>2</sup>	75	
C-1/C-2 Overlay District	O	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10	Same as underlying zoning district as qualified by §§ 211-24.1C and 211-10

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### NOTES:

<sup>1</sup> Amended 10-2-1989 by L.L. No. 9-1989.

<sup>2</sup> Whichever is less.

<sup>3</sup> After the date of adoption of the amendments to maximum lot coverage, applicants developing vacant lots must design for the 100-year storm event; for currently developed lots, design must include 100% of new construction at 100-year storm event, plus 10% of preexisting coverage designed for 100-year storm event.