

ZONING

407 Attachment 1

Town of Grand Island

Schedule I
Schedule of Yard, Lot and Area Requirements
[Amended 12-20-2004 by L.L. No. 4-2004]

District	Minimum Lot Area (acres or square feet)	Minimum Lot Buildable Area Per Dwelling Unit (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (feet)	Minimum Setback When Adjacent to Residential Zoned Lots (feet)	Minimum Setback to Common Parking Areas (feet)	Minimum Distance Between Buildings on Same Lot (feet)	Maximum Building Length (feet)	Maximum Building Height in Stories (feet)	Maximum Building Height (feet)	Maximum Building Coverage
Residential:															
R-1A	3 acres		140	250		50	15	50					2.5	35	20%
R-1B		30,000	120	250		50	12	50					2.5	35	25%
R-1C		20,000	100	200		50	12	50					2.5	35	25%
R-1D		12,800	80	160		35	10	40					2.5	35	20%
R-1E		9,450	70	135		30	8	40					2	30	30%
R-2	5 acres ⁸	8,400	70 ⁹			30	8	30	30	12	60	160	2.5	35	35% ⁶
		6,600	60 ¹⁰												
R-2A	5 acres ⁸	8,400	70 ⁹			30	8	20	30	12	60	160	2.5	35	35% ⁶
		6,600	60 ¹⁰												
R-3	3 acres ⁸	3500		200	200	40	30	30		25 front ¹ 10 rear ¹	60 ²	160	3	35	35% ⁶
Business:															
B1		20,000	100	200	100	65	25	30	50				3	40	30%
B2	1 acre		100	200	100	65	20	20	20				3	40	40%
B3		20,000	100	200	100	65	25	30	50				3	40	30%
CR	10 acres		100	200	200	50	50	50	50				3	35 ³	40%
Industrial:															
M1	1.5 acres		150	300	150	65	25	30	50				4	45	40%
M2	1.5 acres		150	300	150	75	25	30	50				4	45	40%
Other:															
OS ⁴															
M/E ⁵	5 acres		50			100	100	100	100						

NOTES:

Additional street and riverside setbacks are established in § 407-18.

¹ Excluding enclosed garages and carports.

² 60 feet between main buildings, 20 feet between other buildings.

³ Amusement park rides and attractions can be 100 feet.

⁴ Setbacks determined in site plan review.

⁵ Setbacks measured to top of excavated area.

⁶ Minimum floor area: 1) 650 square feet for one bedroom; 2) 860 square feet for two bedrooms; 3) 1,000 square feet for three bedrooms; and 4) 1,000 square feet plus 120 square feet for each bedroom over three.

⁷ Front yard may be reduced to 20 feet if site plan is approved with front of house from facing water.

⁸ R-2, R-2A, and R-3 developments must meet minimum development size and minimum dwelling unit requirements.

⁹ Lot requirements for R-2 and R-2A on public roads.

¹⁰ Lot requirements for R-2 and R-2A on private roads.