

# ZONING

## 200 Attachment 4

### Village of Springville

#### Table of Dimensional Regulations

##### Residence Districts

[Amended 5-4-1987 by L.L. No. 3-1987; 12-1-1997 by L.L. No. 6-1997]

<b>Use Classification</b>	<b>R-8.5 Residence</b>	<b>R-6 Residence</b>	<b>RM Residence</b>
Lot area,* minimum (square feet)	8,500	8,500	8,500
Lot area, minimum per dwelling unit (square feet)	Same as above	3,000	2,000
Lot coverage, percent of total lot area occupied by main and accessory buildings	30%	30%	30%
Lot depth, minimum (feet)	100	100	100
Lot width, minimum (feet)	85	50	80
Height, maximum (feet)	35	35	35
Yards, minimum (feet)			
Front	25	20	20
Side, minimum for 1	10	10	15
Side, total for both on interior lot	16	16	30
Side, abutting side street on corner lot	25	20	20
Rear	30	25	25

\*NOTE: If public sewers are not available, the minimum lot size shall be increased to ensure sufficient space for the installation of a private sanitary waste disposal system. In such instances, the minimum lot size shall be determined on an individual basis by the village. Under no conditions shall the dimensional regulations for lot width and depth and setbacks be reduced below the standards set forth herein.