

# ZONING

## 305 Attachment 4

### Village of Walden

**Business, Mixed Use and Industrial Districts - Table of Dimensional Regulations**  
**[Amended 5-25-1993 by L.L. No. 3-1993; 4-1-1997 by L.L. No. 2-1997;**  
**10-12-1999 by L.L. No. 5-1999; 2-14-2006 by L.L. No. 2-2006; 8-2-2022 by L.L. No. 2-2022]**

Dimensional Classification	B-1	B-2	B-3	B-4	OLI	I-2	MX
	Neighborhood Business	Village Business	Central Business	Service Commercial	Office Light Industry	Village Industry	Mixed Use
<b>1. Lot area, minimum (square feet)</b>	10,000	None	None	10,000	40,000	5,000	(Note 1)
<b>2. Lot area, minimum per dwelling unit (square feet)</b>	NA	2,500	1,500	NA	NA	NA	1,500
<b>3. Lot coverage (% of total lot area)</b>	30%	80%	80%	50%	40%	40%	80%
Base floor area ratio (FAR)							1.5
FAR bonus for underground parking							0.5
FAR bonus for providing plaza							0.5
Total permitted FAR, including bonuses							2.0
<b>4. Lot width, minimum at building line (feet)</b>	75	None	None	75	150	50	None
<b>5. Height, maximum (feet)</b>	35	35	35	35	35	35	35
<b>6. Yards, minimum (feet)</b>							
Front	50	None	None	50/15 (Note 2)	50	None	0 to 5
Side, any one	20	12 (Note 3)	12 (Note 3)	10	30	12	0 to 10
Side, total for both on interior lot	40	None	None	20	60	20	0 to 10
Side, abutting side street on corner lot	50	None	None	15	50	None	0 to 10
Rear	30	20	20	30	50	20	5
<b>7. Accessory buildings</b>							
Coverage required rear yard (maximum %)	None	None	None	None	None	None	None
Height in required rear yard (maximum feet)	None	None	None	None	None	None	None
Setback from any lot line, minimum (feet)	See Yards	See Yards	See Yards	See Yards	See Yards	See Yards	See Yards
Encroachment of off-street parking and required screening on required yards permitted, minimum %							
Front	100	None	None	100	None	None	None
Side	100	100	100	100	100	100	100
<b>8. Filling station in B-3 Central Business District: In addition to the above requirements, shall comply with the following:</b>							
(a) Minimum lot area of 20,000 square feet							
(b) Minimum frontage on 1 street side: 150 feet							
(c) Accessory pumps, devices, outside storage, portable signs, outdoor repair areas shall be located at least 25 feet from any street or property line							
(d) Entrance or exit driveways shall be located at least 5 feet from any side or rear property line							
(e) Erect an opaque fence 8 feet high along the side property lines from a point opposite the front building line and along the rear property line							

## WALDEN CODE

Dimensional Classification	B-1	B-2	B-3	B-4	OLI	I-2	MX
	Neighborhood Business	Village Business	Central Business	Service Commercial	Office Light Industry	Village Industry	Mixed Use
<b>9. Senior citizen development in the B-3 Central Business District shall comply with the following:</b>							
(a) Lot coverage: 80%							
(b) Lot width: none required							
(c) Front yard: none required							
(d) Side yard: 12 feet, if provided							
(e) Rear yard: 20 feet or equivalent in outdoor courtyard							
(f) Height: 45 feet							

**NOTES:**

1. Five thousand square feet for residential use only; 10,000 square feet for nonresidential or mixed use.
2. Fifty feet along major roads; 15 feet along all others.
3. If one is provided.