

Town of Urbana

Area and Bulk Regulations ~ Chapter 105, Article III

| DISTRICT Usage Type | Minimum Lot Area | | Minimum Lot Width*** | | Minimum Yard Depth | | | Max. % Lot Coverage | Maximum Building Height | |
|------------------------|------------------------------------|--------------|------------------------------------|----------|--------------------|-------|-------|-------------------------|------------------------------|-------|
| | Residential | Non-Res. | Residential | Non-Res. | Front** | Side | Rear | Total of All Structures | Not to Exceed Either or Both | |
| Agriculture | 2 Acres | 2 Acres | 250 Ft | 250 Ft | 50 Ft | 20 Ft | 50 Ft | 20% | 2.5 | 35 Ft |
| Residential | 10,000 Sq Ft | 10,000 Sq Ft | 75 Ft | 75 Ft | 40 Ft | 10 Ft | 30 Ft | 25% | 2.5 | 35 Ft |
| Residential KLSL* | 10,000 Sq Ft | 10,000 Sq Ft | 50 Ft | 75 Ft | 15 Ft | 10 Ft | 20 Ft | 25% | 2.5 | 35 Ft |
| Business | Residential Usage Is Not Permitted | 10,000 Sq Ft | Residential Usage Is Not Permitted | 100 Ft | 35 Ft | 20 Ft | 20 Ft | 50% | 3 | 40 Ft |
| Industrial | | 30,000 Sq Ft | | 200 Ft | 50 Ft | 25 Ft | 50 Ft | 35% | 3 | 40 Ft |
| Floodplain | | 1 Acre | | 150 Ft | 50 Ft | 25 Ft | 50 Ft | 10% | | |

* Keuka Lake Shoreline Lots Note: In the KLSL District the “Front Yard” is the waterside portion of the lot and front setbacks are to measured from the Mean High Water Line (715.3 ft elev.) or from an established seawall.

** Front Yard Setbacks will be measured from the “paved or improved” edge of a roadway.

*** Measured at the narrowest portion of the lot.

