

# ZONING

## 200 Attachment 1

### Town of Van Buren

#### Section 200-21. Table of Land Uses by Zoning District

[Amended 8-5-2008 by L.L. No. 9-2008;

9-6-2011 by L.L. No. 6-2011; 4-5-2016 by L.L. No. 3-2016; 6-18-2019 by L.L. No. 4-2019; 12-17-2019 by L.L. No. 11-2019]

A Allowed as a matter of right without approval of any board\*

P Allowed upon approval of the Planning Board\*

TP Allowed upon approval of the Town Board and Planning Board\*

Z Allowed upon approval of the Zoning Board of Appeals\*

ZP Allowed upon approval of the Zoning Board of Appeals and the Planning Board\*

\* A building permit may be required

	District															
	A R- 80	R- 40	R- 20	R- 15	R- 10	B R B	R H	L B	G B	In A	In B	P U D	M H C	P O D	P C D	In P
<b>RESIDENTIAL LAND USES</b>																
A1 Dwelling, Single-Family Detached	A	A	A	A	A		A					TP				
A2 Mobile Home													TP			
A3 Dwelling, Single-Family Attached	Z	A	A				A					TP				
A4 Dwelling, Townhouse												TP				
A5 Dwelling, Apartment												TP				
A6 Residential Conversion	Z	Z					Z									
<b>AGRICULTURAL USES</b>																
B1 Agriculture	A	A														
<b>INSTITUTIONAL USES</b>																
C1 Outdoor Recreation	ZP	ZP	ZP							P		TP		TP		
C2 Indoor Recreation		ZP	ZP						P	P		TP		TP	TP	
C3 Indoor Institutional	ZP	ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C4 Outdoor Institutional	ZP	ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C5 Fraternal Organizations		ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C6 Hospital							ZP	P	P	P		TP		TP		
C7 Nursing Home										P						
<b>COMMERCIAL USES</b>																
D1 Administrative Office	ZP	ZP				P	ZP	P	P	P		TP		TP	TP	
D2 Personal or Professional Service	ZP	ZP					ZP	P	P	P		TP		TP	TP	
D3 Indoor Sales or Service								P	P			TP			TP	
D4 Outdoor Sales and Displays								P	P	P		TP				
D5 Motor Vehicle Sales									ZP	ZP						TP
D6 Light Vehicle Maintenance and	ZP	ZP					ZP	ZP	ZP	ZP		TPZ				

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	District															
	A R- 80	R- 40	R- 20	R- 15	R- 10	B R B	R H	L B	G B	In A	In B	P U D	M H C	P O D	P C D	In P
Service																
D7 Fuel Stations and Car Washes							ZP	ZP	ZP			TPZ				
D8 Restaurant								ZP	ZP	ZP		TP		TP		
D9 Riding Stable	Z	ZP														
D10 Marina	ZP	ZP							ZP	ZP		TP			TP	TP
D11 Commercial Animal Boarding	ZP															
D12 Commercial Indoor Lodging								P	P	P						
D13 Bed-and-Breakfast	ZP	ZP	ZP			ZP	ZP	ZP	ZP							
D14 Group Day-Care Center								P	P			TP		TP	TP	
D15 Ancillary Parking Area	ZP	ZP	ZP									TP				
<b>STORAGE OR DISPOSAL LAND USES</b>																
E1 Commercial Indoor Storage or Wholesaling						ZP	ZP	ZP	ZP	P						TP
E2 Conversion of Barns for Storage	Z	Z														
E3 Outdoor Storage or Wholesaling										P						
E4 Secondhand Material and Parts Facility										P						
E5 Solid Waste Management Facility										ZP						
E6 Composting Operation										ZP						
E7 Petroleum Storage Facilities											ZP					TP
<b>INDUSTRIAL USES</b>																
F1 Light Industrial Use										P						TP
F2 Reclamation Facility										ZP						TP
F3 Heavy Industrial Use																TP
F4 Heavy Vehicle Maintenance and Service																TP
<b>UTILITIES</b>																
G1 Public Services and Utilities	ZP	ZP	ZP	ZP		ZP	ZP	P	P	P		TP			TP	TP
G2 Telecommunications Towers	ZP	ZP					ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	TP	TP
G3 Solar Farms	ZP	ZP						ZP	ZP	ZP	ZP				ZP	ZP

District descriptions:

**AR** Agricultural Residence  
**R** Residence  
**BRB** Business/Residence Buffer  
**RH** Rural Hamlet  
**LB** Local Business  
**GB** General Business

**In** Industrial  
**PUD** Planned Unit Development  
**MHC** Manufactured Home Community  
**POD** Planned Office Development  
**PCD** Planned Commercial Development  
**InP** Planned Industrial

# ZONING

## 200 Attachment 2

### Town of Van Buren

**Table 200-45. Table of Dimensional Requirements  
[Amended 8-5-2008 by L.L. No. 9-2008]**

Zoning District	Minimum							Maximum	
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard <sup>1</sup> (feet)	Side Yards (total/one) (feet)	Rear Yard (feet)	Building Area (square feet)	Building Height (feet)	% Lot Coverage
<b>AR-80 Agricultural/R esidence</b>									
Residential uses	80,000	200	250 <sup>2</sup>						20%
Principal and attached accessory structure				60	40	50	500	30	
Detached accessory structure				EBL	15	15		20	
Nonresidential uses	80,000	225	250						20%
Principal and attached accessory structure				60	40	50		30	
Detached accessory structure				EBL	15	15		20	
<b>R-40 Residence District</b>									
Residential uses	40,000	150	200						20%
Principal and attached accessory structure				50	50/20	50	500	30	
Detached accessory structure				EBL	15	15		15	
Nonresidential uses	60,000	200	250						20%
Principal and attached accessory structure				50	40	50		30	
Detached accessory structure				EBL	15	15		15	
<b>R-20 Residence District</b>									
Residential uses	20,000	100	150						20%
Principal and attached accessory structure				40	30/10	50	500	30	
Detached accessory structure				EBL	15	15		15	
Nonresidential uses	60,000	200	200						20%
Principal and attached accessory				50	40	50		30	

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Zoning District	Minimum							Maximum	
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard <sup>1</sup> (feet)	Side Yards (total/one) (feet)	Rear Yard (feet)	Building Area (square feet)	Building Height (feet)	% Lot Coverage
structure									
Detached accessory structure				EBL	15	15		15	
<b>R-15 Residence District</b>									
Residential uses	15,000	90	135				500		20%
Principal and attached accessory structure				35	25/10	40		30	
Detached accessory structure				EBL	5	5		15	
Nonresidential uses									25%
Principal and attached accessory structure	60,000	200	200	50	40	50		30	
Detached accessory structure				EBL	15	15		15	
<b>R-10 Residence District</b>									
Residential uses	10,000	80	125				Note 3		25%
Principal and attached accessory structure				30	25/10	35		30	
Detached accessory structure				EBL	5	5		15	
Nonresidential uses	60,000								
Principal and attached accessory structure		200	200	50	50	50		30	30%
Detached accessory structure				EBL	5	5		15	
<b>BRB Residence District</b>									
Residential uses	40,000	200	200						20%
Principal and attached accessory structure				50	50	50	8,000	30	
Detached accessory structure				EBL	15	15		15	
Nonresidential uses									
Principal and attached accessory structure									
Detached accessory structure									
<b>RH Rural Hamlet District</b>									
Residential uses, public water,	20,000	80	150	30	30/10	25	500	30	20%

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Zoning District	Minimum							Maximum	
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard <sup>1</sup> (feet)	Side Yards (total/one) (feet)	Rear Yard (feet)	Building Area (square feet)	Building Height (feet)	% Lot Coverage
one-family									
Residential uses, public water, two-family	40,000	80	150	30	30/15	25	500	30	20%
Residential uses, public water, multiple-family	15,000	100	200	30	40/20	35	500	40	20%
Residential uses, no public water, one-family	40,000	80	150	30	30/10	25	500	30	25%
Residential uses, no public water, two-family	60,000	80	150	30	30/15	25	500	30	20%
Residential uses, no public water, multiple-family	30,000	100	200	30	40/20	35	500	40	20%
Detached accessory structure				EBL	15	15		15	
Nonresidential uses	40,000	100	200						30%
Principal and attached accessory structure				30	20	40		30	
Detached accessory structure				EBL	15	15		15	
<b>LB Local Business District</b>									
With or without public water	40,000								30%
Principal attached accessory structure		100	200	50	40/20	20		30	
When abutting AR-80 through R15 Districts					70/50	50			
Detached accessory structure				RBL	15	15		15	
<b>GB General Business District</b>	60,000	200	250						40%
Principal attached accessory structure				50	50/25	50		40	
When abutting AR-80 through R15 District					75/50	50			
Detached accessory structure				RBL	20	20		15	
<b>InA Industrial A District</b>	60,000	150	250						50%

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	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard <sup>1</sup> (feet)	Side Yards (total/one) (feet)	Rear Yard (feet)	Building Area (square feet)	Building Height (feet)	% Lot Coverage
Principal and attached accessory structure				50	50/25	25		40	
When abutting AR-80 through R10 Districts					75/50	75			
Detached accessory structure				FBL	25	25		40	
<b>InB Industrial B District</b>	60,000	150	250						50%
Principal and attached accessory structure				50	50/25	25		50	
When abutting AR-80 through R10 Districts					75/50	75			
Detached accessory structure				FBL	25	25		50	

Notes:

<sup>1</sup> "EBL" refers to existing building line; and "RBL" refers to the principal structure's existing rear building line.

<sup>2</sup> Lot depth shall not be more than 2.5 times the lot width

<sup>3</sup> Floor area per dwelling, minimum: 1,000 square feet, except two-story, two-unit building, 750 square feet