

Village of Lyndonville - Dimensional Requirements Table
AR Agricultural-Residential District Dimensions
 Adopted September 8, 2003

				Minimum Setback Requirements (Feet)										
	Permitted Uses	Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs.		Maximum Bldg. Height (Feet)	Maximum Bldg. Coverage	Minimum Green Space	
Zoning District	* Permitted by Special Use Only	Acres (Sq. Ft.)	Width (Feet)	Front	Rear	Side (a) (b)	Rear	Side	Rear	Side				
A-R Agricultural / Residential	Farms	5 Acres	300 ft.	75 ft.	75 ft.	50 ft.	25 ft.	25 ft.	75 ft.	50 ft.	35 ft.	15%	70%	
	Single-family dwellings	12,000 sq. ft.	90 ft.	35 ft.	25 ft.	12 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.	40%	50%	
	Private Schools/Preschools	2 acres	250 ft.	50 ft.	40 ft.	50 ft.			5 ft.	5 ft.	35 ft.	50%	30%	
	* Accessory Apartments	See Special Use Permit regulations for dimensional requirements												
	* Commercial nurseries and greenhouses	3 acres	200 ft.	75 ft.	50 ft.	50 ft.			5 ft.	5 ft.	35 ft.	50%	30%	
	* Cluster Residential Development	See Special Use Permit regulations for dimensional requirements												
	* Senior Citizen Independent/Assisted-Living Apartments	3,500 sq. ft. per dwelling (not more than 12.5 dwelling units per acre)	100 ft.	50 ft.	50 ft.	20 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.	30%	50%	
	* Convalescent and Nursing Homes	1 Acre	150 ft.	50 ft.	30 ft.	30 ft.			5 ft.	5 ft.	35 ft.	40%	40%	
	* Libraries and Museums	1 Acre	150 ft.	35 ft.	25 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%	
	* Medical clinics/ medical laboratories	29,040 sq. ft.	100 ft.	50 ft.	30 ft.	30 ft.			5 ft.	5 ft.	35 ft.	30%	40%	
	* Child and Adult Day Care Centers	14,520 sq. ft.	100 ft.	35 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	40%	
	* Places of worship	32,670 sq. ft.	150 ft.	30 ft.	30 ft.	30 ft.			5 ft.	5 ft.	50 ft.	30%	25%	
	* Veterinarian offices with indoor facilities only	21,750 sq. ft.	90 ft.	25 ft.	25 ft.	25 ft.			25 ft.	25 ft.	35 ft.	30%	50%	
	* Cemeteries	See Special Use Permit regulations for dimensional requirements												
	* Riding stables	See Special Use Permit regulations for dimensional requirements												
	* Essential Services	See Special Use Permit regulations for dimensional requirements												

(a) Pre-existing nonconforming residential lots with or without residences:

If the lot width is less than ninety (90) feet then the minimum side yard set back shall be modified proportionately using the ratio of the actual lot width to the required minimum lot width without the need for an area variance provided that one side yard shall not have a width of less than six (6) feet and the other side yard a width of not less than twelve (12) feet.

(b) Corner lots shall have a side yard along the street sides of not less than twelve (12) feet.

(c) Accessory structures located in a side yard shall comply with the setback requirements of the principal building.

Village of Lyndonville - Dimensional Requirements Table

R-1 Single-Family Residential District Dimensions

Adopted September 8, 2003

		Minimum Setback Requirements (Feet)											
	Permitted Uses	Minimum Lot Size	Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs.		Maximum Bldg. Height (Feet)	Maximum Bldg. Coverage on Lot (%)	Minimum Green Space	
Zoning District	* Permitted by Special Use Only	Acres (Sq. Ft.)	Width (Feet)	Front	Rear	Side (a) (b)	Rear	Side	Rear	Side			
R-1 Residential	Single-family dwellings	12,000 sq. ft. (c)	90 ft.	35 ft.	25 ft.	12 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.	40%	50%
	Private schools/ pre-schools	2 acres	250 ft.	50 ft.	50 ft.	50 ft.			5 ft.	5 ft.	35 ft.	50%	25%
	* Accessory Apartments	See Special Use Permit regulations for dimensional requirements											
	* Cluster Residential Development	See Special Use Permit regulations for dimensional requirements											
	* Senior Citizen Independent/Assisted-Living Apartments	3,500 sq. ft. per dwelling (not more than 12.5 dwelling units per acre)	100 ft.	50 ft.	50 ft.	20 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.	30%	50%
	* Places of worship	32,670 sq. ft.	150 ft.	30 ft.	30 ft.	30 ft.			5 ft.	5 ft.	50 ft.	30%	25%
	* Cemeteries	See Special Use Permit regulations for dimensional requirements											
	* Libraries and museums	See Special Use Permit regulations for dimensional requirements											
	* Essential services	See Special Use Permit regulations for dimensional requirements											

(a) Pre-existing nonconforming residential lots with or without residences:

If the lot width is less than ninety (90) feet then the minimum side yard set back shall be modified proportionately using the ratio of the actual lot width to the required minimum lot width without the need for an area variance provided that one side yard shall not have a width of less than six (6) feet and the other side yard a width of not less than twelve (12) feet

(b) Corner lots shall have a side yard along the street sides of not less than twelve (12) feet.

(c) Accessory structures located in a side yard shall comply with the setback requirements of the principal building.

Village of Lyndonville - Dimensional Requirements Table

CBD Central Business District Dimensions

Adopted September 8, 2003

			Minimum Setback Requirements (Feet)									
	Permitted Uses	Minimum Lot Size		Principal Building				Other Accessory Bldgs.		Maximum Bldg. Height (Feet)	Maximum Bldg. Coverage on Lot	Minimum Green Space
Zoning District	* Permitted by Special Use Only	Acres (Sq. Ft.)	Width (Feet)	Front	Rear (a)	Side (a)		Rear	Side (f)			
Central Business District	All permitted non-residential uses identified in the CBD District regulations	None	None	None	None	None		None	None	35 ft.	85%	None
	* Pinball and video arcades	None	None	None	None	None		None	None	35 ft.	85%	None
	* Gasoline stations with or without a convenience store	None	None	30 ft.	None	None		None	None	35 ft.	85%	None
	* Sale or rental of automobiles, trucks or boats	21,780 sq. ft.	None	None	None	None		None	None	35 ft.	85%	None
	* Sale or rental of motorcycles, snowmobiles and all-terrain vehicles	None	None	None	None	None		None	None	35 ft.	85%	None
	* Motor vehicle repair or servicing	None	None	None	None	None		None	None	35 ft.	85%	None
	* Drive-in businesses	None	None	None	None	None		None	None	35 ft.	85%	None
	* Essential Services	See Special Use Permit regulations for dimensional requirements										

(a) Business uses abutting a residential district shall have a set back of no less than ten (10) feet from the residential district.

Village of Lyndonville - Dimensional Requirements Table

GB General Business District Dimensions

Adopted September 8, 2003

				Minimum Setback Requirements (Feet)									
	Permitted Uses	Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs.		Maximum Bldg. Height (Feet)	Maximum Bldg. Coverage on Lot	Minimum Green Space
Zoning District	* Permitted by Special Use Only	Acres (Sq. Ft.)	Width (Feet)	Front	Rear	Side (a) (b)	Rear	Side	Rear	Side			
General Business	Pre-Existing single-family, two family and multiple-family dwellings (c)	12,000 sq. ft.	90 ft.	15 ft.	25 ft.	12 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.	40%	50%
	Retail and wholesale stores and shops	12,000 sq. ft.	90 ft.	15 ft.	15 ft.	12 ft.			5 ft.	5 ft.	35 ft.	40%	50%
	Personal and professional service businesses and offices	12,000 sq. ft.	90 ft.	15 ft.	15 ft.	12 ft.			5 ft.	5 ft.	35 ft.	40%	50%
	Financial / Insurance / real estate businesses and offices	12,000 sq. ft.	90 ft.	15 ft.	15 ft.	12 ft.			5 ft.	5 ft.	35 ft.	40%	50%
	Physician / Dentist/Chiropractor offices	12,000 sq. ft.	90 ft.	15 ft.	15 ft.	12 ft.			5 ft.	5 ft.	35 ft.	40%	50%
	Hotels and motels	32,670 sq. ft.	200 ft.	15 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Theaters/Dance Halls/Assembly Halls	21,780 sq. ft.	150 ft.	15 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Exercise/health clubs/martial arts and gymnastic studios	12,000 sq. ft.	90 ft.	15 ft.	20 ft.	12 ft.			5 ft.	5 ft.	35 ft.	40%	50%
	Indoor recreation businesses	21,780 sq. ft.	150 ft.	15 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Restaurants/cafes/laverns/coffee shops	12,500 sq. ft.	90 ft.	15 ft.	20 ft.	12 ft.			5 ft.	5 ft.	35 ft.	40%	50%
	Funeral Homes	32,670 sq. ft.	150 ft.	15 ft.	25 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Medical Clinics/Medical laboratories	21,780 sq. ft.	150 ft.	15 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Veterinarian offices with indoor facilities only	21,780 sq. ft.	150 ft.	15 ft.	25 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Bus stations/Tax Stations	3,500 sq. ft.	60 ft.	15 ft.	15 ft.	12 ft.			5 ft.	5 ft.	35 ft.	50%	25%
	Government Office or service buildings	21,780 sq. ft.	90 ft.	15 ft.	20 ft.	12 ft. each							
	Private schools/preschools	2 acres	200 ft.	15 ft.	50 ft.	50 ft.			5 ft.	5 ft.	35 ft.	50%	25%
	Libraries and museums	21,780 sq. ft.	150 ft.	15 ft.	25 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Fire Halls / ambulance buildings	21,780 sq. ft.	150 ft.	15 ft.	25 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Places of worship	21,780 sq. ft.	150 ft.	15 ft.	25 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Civic and social clubs/ membership clubs and lodges	21,780 sq. ft.	120 ft.	15 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	25%
Hospitals	4 acres	300 ft.	15 ft.	50 ft.	50 ft.			5 ft.	5 ft.	70 ft.	40%	25%	
Convalescent and nursing homes	2 acres	200 ft.	15 ft.	20 ft.	20 ft.			5 ft.	5 ft.	35 ft.	30%	40%	

(a) Pre-existing nonconforming residential lots with or without residences:

If the lot width is less than ninety (90) feet then the minimum side yard set back shall be modified proportionately using the ratio of the actual lot width to the required minimum lot width without the need for an area variance provided that one side yard shall not have a width of less than six (6) feet and the other side yard a width of not less than twelve (12) feet

(b) Corner lots shall have a side yard along the street sides of not less than twelve (12) feet.

(c) No new residential dwellings may be constructed. Existing single-family and two-family dwellings may be enlarged. Single-family dwellings may be converted to two-family dwellings, but no single-family or two family dwellings may be converted to multiple-family dwellings.

(d) Business uses abutting a residential district shall have a set back of no less than ten (10) feet from the residential district.

Village of Lyndonville - Dimensional Requirements Table

GB General Business District Dimensions (continued)

Adopted September 8, 2003

Minimum Setback Requirements (Feet)													
Zoning District	Permitted Uses	Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs.		Maximum Bldg. Height (Feet)	Maximum Bldg. Coverage	Minimum Green Space
		Acres (Sq. Ft.)	Width (Feet)	Front	Rear	Side (a) (b)	Rear	Side	Rear	Side			
General Business	* Permitted by Special Use Only												
	Sales of motorized, recreational vehicles, trailer campers and boats	32,670 sq. ft.	130 ft.	15 ft.	20 ft.	25 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	Sales of motor cycles, all terrain vehicles, snow mobiles,	14,520 sq. ft.	90 ft.	15 ft.	20 ft.	25 ft.			5 ft.	5 ft.	35 ft.	30%	25%
	* Child and Adult Day Care Centers	14,520 sq. ft.	100 ft.	15 ft.	20 ft.	20 ft. each			5 ft.	5 ft.	35 ft.	30%	40%
	* Gasoline Stations	14,520 sq. ft.	100 ft.	30 ft.	20 ft.	20 ft. each			5 ft.	5 ft.	35 ft.	40%	20%
	* Outdoor recreational businesses	See Special Permit Use regulations for dimensional requirements											
	* Pinball and video arcades	12,500 sq. ft.	90 ft.	15 ft.	20 ft.	12 ft. each			5 ft.	5 ft.	35 ft.	40%	35%
	* Drive-in businesses	29,040 sq. ft.	100 ft.	25 ft.	20 ft.	12 ft. each			5 ft.	5 ft.	35 ft.	40%	15%
	* Essential Services	See Special Permit Use regulations for dimensional requirements											

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(d) Business uses abutting a residential district shall have a set back of no less than ten (10) feet from the residential district.

Village of Lyndonville - Dimensional Requirements Table

LI Light Industrial District Dimensions

Adopted September 8, 2003

				Minimum Setback Requirements (Feet)									
	Permitted Uses	Minimum Lot Size		Principal Building				Accessory Building		Maximum Bldg. Height (Feet)	Maximum Bldg. Coverage on Lot (%)	Minimum Green Space	
Zoning District	* Permitted by Special Use Only	Acres (Sq. Ft.)	Width (Feet)	Front	Rear	Side			Rear	Side			
Light Industrial	All permitted light industrial uses as identified in the Light Industrial District regulations	1 Acre	200 ft.	75 ft.	20 ft.	30 ft. each			20 ft.	30 ft.	35 ft.	40%	25%
	* Essential Services	See Special Use Permit regulations for dimensional requirements.											
	* Adult Entertainment	See Adult Entertainment regulations for dimensional requirements											
	* Telecommunications towers	See Special Use Permit regulations for dimensional requirements.											

(a) Industrial uses abutting a residential district shall have a 30 ft. set back from the residential district.