

SECTION 4.5 - DISTRICT AREA, YARD, HEIGHT AND BULK REGULATIONS

VILLAGE OF ONSTED

Zoning District	Zoning Symbol	Lot Requirements			Minimum Yard Requirements			Maximum Building Height Requirements		Minimum Transition Strip Requirements	Comments
		Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	Side	Rear	Principal	Accessory		
Agricultural	AG-1	1/2 Acre	150'	30%	25'	20'	25'	2 1/2 story or 35'	25'****		Single Family Detached Dwelling Units
		1 Acre				25'*					
Suburban Residential	RS-1	15,000 sq. ft.	100'	30%	25'	10'	20'	2 1/2 story or 35'	25'		Single Family Detached Dwelling w/ Public Sewer & Water
		1 Acre				25'*					
Urban Residential	RU-1	7,500 sq. ft.	66'	30%	25'	8'	25'	2 1/2 story or 35'	25'		All Other Uses Single Family Detached Dwelling Units Two Family Dwelling Units
		10,000 sq. ft.				20' total					
Multi-Family Residential	RM-1	15,000 sq. ft.	100'	30%	25'	10'	25'	2 1/2 story or 35'	25'		Two Family Dwelling w/ Public Sewer & Water 15,000 Sq. ft. First 3 Dwelling Units Plus 2,000 Sq. ft. Each Add'l. Dwelling Unit
		1 Acre				25'*					
Mobile Home Residential	MH-1	Park- 10 Acres	120'		10'	10'	10'	25'	15'		All Other Uses If Available, Must Connect To Public Sewer & Water
		Lot Site- 5,000 sq. ft.				30' total					
Central Business	C-1	—	—	—	—	20'*** 35'***	20'***	35'	—		
General Commercial	C-2	10,000 sq. ft.	75'	—	30'	20'	10'	35'	—	Fence, wall, or hedge 4' to 8' height if abutting a residential district. 20' wide landscaped strip if fronting a public street.	If Available, Must Connect To Public Sewer & Water
Shopping Center	C-3	5 Acres	—	—	50'	50'	50'	35'	—	50' wide w/ 6' wall or hedge if abutting a Residential District. 20' wide landscaped strip if fronting a public street.	If Available, Must Connect To Public Sewer & Water
Light Industrial	I-1	20,000 sq. ft.	80'	—	30'	20'	10'	35'	—	25' wide and 4' fence buf. if abutting a Residential or Commercial District, 8' fence. 20' wide landscaped strip if fronting a public street.	

\* Corner Lot  
 \*\* In Central Business District, no yard or transition strip requirements, only side and rear yard when abutting Residential Districts  
 \*\*\* Increased height may be allowed with greater setbacks pursuant to §4.5.4