

TOWN OF AURORA

Residential Setbacks

These setbacks are for One or Two-Family dwellings and accessory buildings. Additional requirements including uses, maximum building height, minimum building area, corner lots, Multiple-Family dwelling requirements, and Business or Industrial zoning district specifications can be found in the Town Code Chapter 116. *For lots in TWO Zoning Districts, please see Chapter 116-25. Properties with an Agricultural Exemption (per the Town Assessor) require a Zoning Permit prior to construction (Chapter 116-56B).

For Subdivision and ODA/Flag lot development (Chapter 99), please contact the Town Clerk at 652-3280.

ZONE*	Zoning Map color	Min Lot Size	Dwelling	Accessory Building
R1	Yellow	125' frontage by ¾ acre	Front – 75' from ROW Side – 20' Rear – 50'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
R2	Green	100' frontage by ¾ acre	Front – 50' from ROW Side – 12.5' Rear – 40'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
R3	Bright Blue	90' frontage by ¾ acre	Front – 50' from ROW Side – 12.5' Rear – 40'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
RR – Rural Residential	Tan	125' frontage by ¾ acre	Front – 75' from ROW Side – 20' Rear – 50'	Not in front yard. One story only. Max mean ht 15' Side – Equal to mean height of building but not less than 10' Rear – same as side
A	White	200' frontage by 3 acres	Front – 75' from ROW Side – 40' Rear – 100'	Not in front yard. 2 story, max ht 20' Side – Equal to mean height of building but not less than 20' Rear – same as side