

The following are **MINIMUM** requirements for a
SINGLE FAMILY DWELLING in the Town of Aurora

For setback in Village of East Aurora, check with Building Department

SET BACKS

ZONE DWG.	LIVING AREA	LOT SIZE **	FRONT* FROM R.O.W. (1)	SIDE (2)	REAR FROM BACK OF
R-1	1200 Sq Ft	125' FRONTAGE 30,000 Sq Ft TOTAL	75'	20'	50'
R-2	900 Sq Ft	100' FRONTAGE 20,000 Sq Ft TOTAL	50'	12½'	40'
R-3	720 Sq Ft	90' FRONTAGE 16,000 Sq Ft TOTAL	50'	12½'	40'
A	720 Sq Ft	125' FRONTAGE 30,000 Sq Ft TOTAL	75'	20'	50'

**Board of Health requires 3/4 acre (32,670 Sq Ft.) when perk is slow.

*Front lot line is always parallel to dedicated road.

***Flag lots** = 50' easement that open up to 125' front line with 20' hard pan surface

(Flag lots will require Open Development Area Approval by Town Board)

(1) ROW (right of way) is *usually* 33' from center of road. Confirm with Building Clerk.

(2) On corner lots the side setback from the ROW is 60% of front yard set back.

Accessory buildings must be a minimum of 10' from dwelling (town & village).

Accessory buildings in side yard must be a minimum of 10'(town), 5' (village) from side lot line.

Accessory buildings in rear yard must be 3' (town), 5' (village) minimum from any rear lot line

Accessory buildings cannot exceed one story nor exceed 15' (mean height) nor can it be any closer to the road than the dwelling

Rear Yard		
Side Yard	Dwelling	
Front Yard		
(* ROW) Road		