

Town of Urbana

Area and Bulk Regulations ~ Chapter 105, Article III

DISTRICT Usage Type	Minimum Lot Area		Minimum Lot Width***		Minimum Yard Depth			Max. % Lot Coverage	Maximum Building Height	
	Residential	Non-Res.	Residential	Non-Res.	Front**	Side	Rear	Total of All Structures	Not to Exceed Either or Both	
Agriculture	2 Acres	2 Acres	250 Ft	250 Ft	50 Ft	20 Ft	50 Ft	20%	2.5	35 Ft
Residential	10,000 Sq Ft	10,000 Sq Ft	75 Ft	75 Ft	20 Ft	10 Ft	30 Ft	25%	2.5	35 Ft
Residential KLSL*	10,000 Sq Ft	10,000 Sq Ft	50 Ft	75 Ft	15 Ft	10 Ft	20 Ft	25%	2.5	35 Ft
Business	Residential Usage Is Not Permitted	10,000 Sq Ft	Residential Usage Is Not Permitted	100 Ft	35 Ft	20 Ft	20 Ft	50%	3	40 Ft
Industrial		30,000 Sq Ft		200 Ft	50 Ft	25 Ft	50 Ft	35%	3	40 Ft
Floodplain		1 Acre		150 Ft	50 Ft	25 Ft	50 Ft	10%		

* Keuka Lake Shoreline Lots Note: In the KLSL District the “Front Yard” is the waterside portion of the lot and front setbacks are to be measured from the Mean High Water Line (715.3 ft elev.) or from an established seawall.

** Front Yard Setbacks will be measured from the “paved or improved” edge of a roadway.

*** Measured at the narrowest portion of the lot.