

ZONING

260 Attachment 2

Village of Depew

Schedule II
Zoning Schedule of Bulk and Coverage Controls

District	Minimum Lot Dimensions				Minimum Yard Dimensions				Maximum Height of Buildings	Maximum Lot Coverage
	Minimum Lot Area (square feet)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard One/Both (feet)	Minimum Rear Yard (feet)	Maximum Height (feet/stories)		
R-1 Single-Family Residential	6,600	6,600	60'	110	25	6/12'	25	30/2	30%	
R-2 Two-Family and Multifamily Residential	7,500 1 acre	7,500 3,500	75' ³ 100	100 150	30 30	6/12' ⁴ 15/30	30 30	30/2 30/2	40% 30%	
C-1 General Commercial ⁵	6,000	--	60	100	30	None but at least 10 feet if provided	25	30/2	85%	
C-2 Shopping Center	10,000	--	80	120	30	10/20' ¹	25	30/2	40%	
M-1 Light Industrial	15,000	--	100	150	30	15/30' ¹	25	30/2	40%	
M-2 Heavy Industrial	15,000	--	100	150	30	15/30' ¹	25	30/2	60%	
L-C Land Conservation	20,000	20,000	130	150	30	20/35	50	30/2	10%	

- NOTES:
- ¹ Fifty feet from any R-1 or R-2 Residential District.
 - ² Corner lots - to the same ordinance. Seventy-five-foot frontage.
 - ³ Corner lots - to the same ordinance. One-hundred-foot frontage.
 - ⁴ Side yard lot of corner lot may not be varied (changed or altered).
 - ⁵ For residential uses, see § 260-9E.