

VILLAGE OF FREDONIA

ZONING DISTRICT REQUIREMENTS

District	Minimum Lot Area Per Structure (sq. feet)	Minimum Dwelling Size, Per Dwelling Unit (sq. ft)	Lot Width at Setback Line (feet)	Minimum Lot Depth (feet)	Street Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Height (feet)
A-1								
Farm	217,800	2,500	300	125	50	25	50	35
Other	40,000	2,500	120	125	50	25	50	35
RS-1	16,000 (corner lot-17,000)	1,500	90 (corner lot 100)	125	25	15	25	35
RS-2	11,500 (corner lot-12,500)	1,350	85 (corner lot 95)	125	25	12	25	35
RS-3	8,000 (corner lot - 9,000)	1,080	80 (corner lot 90)	125	25	8	25	35
RS-4	20,000 (corner lot - 21,500)	2,000	100 (corner lot 120)	125	35	15	35	35
RS-5	40,000	2,500	150	125	45	25	45	40
RD-1	12,500	1,200	100	125	25	10	25	35
RD-2	7,200	1,000	50	125	25	6	25	35
RD-3	9,000 sq. ft. (for 2 lots with attached homes)	1,000	50	125	25	attached side -N/A non-attached side-12 ft.	25	35
RM-1	12,500	1 bdrm-800 2 bdrm-900 3 bdrm-1,000 4 bdrm-N/A	100	125	25	20	25	35
RM-2	11,000	1 bdrm-900 2 bdrm-1,000 3 bdrm-1,100 4 bdrm-N/A	85	125	30	20	25	35
B-1	3,600	Efficiency & 1 bdrm - 675 2 bdrm - 795	40	-----	-----	-----	25	35
B-2	43,560 (1 acre)	2,000	150	150	25ft./10ft. greenspace	interior 10ft./10ft. greenspace	25ft./10ft. greenspace	35
B-3	130,680 (3 acres)	5,000	250	250	100ft./40ft. greenspace	interior 40ft./15ft. greenspace	100ft./20ft. greenspace	45
B-3 Satellite Lots	65,340 (1.5 acres)	2,000	150	150	25ft./25ft. greenspace	interior 10ft./10ft. greenspace	10ft./10ft. greenspace	30

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M-1	4,800	2,000	40	-----	25ft./10ft. greenspace	interior 10ft./10ft. greenspace	25ft./either 10 or 25ft. greenspace	45
M-2	20,000	5,000	90	-----	25ft./10ft. greenspace	interior 25ft./10ft. greenspace	25ft./either 10 or 25ft. greenspace	60
M-3	130,680 (3 acres)	5,000	200	200	60ft./40ft. greenspace	20ft./20ft. greenspace	60ft./20ft. greenspace	60
M-3 Satellite Lots	65,340 (1.5 acres)	2,000	150	150	25ft./25ft. greenspace	interior 10ft./10ft. greenspace	10ft./10ft. greenspace	30
I-1	11,000	-----	70	-----	25ft./25ft. greenspace	interior 10ft./10ft. greenspace	25ft./10ft. greenspace	35
P-1	-----	-----	-----	-----	40ft./10ft. greenspace	interior 40ft./15ft. greenspace	40ft./20ft. greenspace	35

For a complete list of zoning requirements see Chapter 13 of the Village of Fredonia Zoning Code.