

ZONING

161 Attachment 1

SCHEDULE OF USE, AREA, LOT AND BULK REQUIREMENTS^{6,7} Town of Brant, Erie County, New York

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Minimum Building Height		Maximum Building Coverage (percent)	Minimum Floor Area (square feet)
		Area (square feet)	Width	Depth ²	Front	Rear	Side	Both	Accessory Building Rear	Accessory Building Side	(stories)	(feet)		
R-R Rural Residential	1-family dwellings	32,375	175	185	80	50	50	100	50	50	2 1/2	35	5	920
	Religious and quasi-public uses	5 acres	300	300	100	100	50	100	50	50	2 1/2	35	5	—
	Nursing homes	5 acres	300	300	100	100	50	100	50	50	20	35	5	—
	Farms	5 acres	400	300	75	100	50	100	50	50	2 1/2	35	5	920 (residence)
	Camping grounds ¹	10 acres	400	500	100	300	300	600	300	300	2 1/2	35	5	—
	Outdoor commercial recreation ¹	10 acres	400	500	100	300	300	600	300	300	2 1/2	35	5	—
	Veterinarian office, or animal hospital ¹	5 acres	400	300	100	200	100	200	200	100	1	20	5	—
	Excavation operations ¹	10 acres	400	400	100	100	100	100	75	100	2 1/2	35	—	—
	Mobile home courts ¹	10 acres						(See ~ 161-39F, Mobile home court)						
	1-family dwellings ⁴	12,000	90	125	60	20	10	25	20	10	2 1/2	35	30	920
R-1 Medium-Density Residential	2-family dwellings ⁴	18,000	140	125	60	20	15	30	20	10	2 1/2	35	35	720 per unit
	Farms	5 acres	400	300	80	100	50	100	50	50	2 1/2	35	5	920 (residence)
	Religious and quasi-public uses ^{4,5}	30,000	150	100	40	40	20	40	30	15	2 1/2	35	30	—
	Multifamily dwellings ^{1,5}	40,000	150	100	40	30	20	40	30	15	2 1/2	35	30	600 per unit
	Boarding- and rooming houses ^{1,4}	20,000	120	100	25	30	10	25	20	10	2 1/2	35	30	200 per unit
	Cluster residential development ¹	25 acres												
	1-family dwellings	10,000	85	100	35	25	10	25	20	10	2 1/2	35	25	920 per unit
	1-family dwellings ⁴	12,000 ²	90	125	60	20	10	25	20	10	2 1/2	35	20	920
	2-family dwellings ⁴	18,000 ²	140	125	60	20	15	30	20	10	2 1/2	35	25	720 per unit
	Religious and quasi-public uses	3 acres	250	250	75	75	40	80	40	40	2 1/2	35	10	—
R-2 Seasonal Residential	Nursing homes	5 acres	300	300	100	75	50	100	50	50	1	20	5	—
	Farms	5 acres	400	300	80	100	50	100	50	50	2 1/2	35	5	920 (residence)
	Camping grounds ¹	10 acres	400	500	100	300	300	600	300	300	2 1/2	35	5	—
	Cluster residential development ¹	25 acres	—	—	—	—	—	—	—	—	—	—	—	—
	1-family dwellings	32,375	175	185	80	50	50	100	50	50	2 1/2	35	5	920
	Religious and quasi-public uses	5 acres	300	300	100	100	50	100	50	50	2 1/2	35	5	—
	Farms	5 acres	400	—	75	100	50	100	50	50	2 1/2	35	5	920 (residence)
	Camping grounds ¹	10 acres	400	500	100	300	300	600	300	300	2 1/2	35	5	—
	Cluster residential development ¹	25 acres	—	—	—	—	—	—	—	—	—	—	—	—
	1-family dwellings	32,375	175	185	80	50	50	100	50	50	2 1/2	35	5	920
A Agricultural	Religious and quasi-public uses	5 acres	300	300	100	100	50	100	50	50	2 1/2	35	5	—
	Farms	5 acres	400	—	75	100	50	100	50	50	2 1/2	35	5	920 (residence)
	Camping grounds ¹	10 acres	400	500	100	300	300	600	300	300	2 1/2	35	5	—
	Cluster residential development ¹	25 acres	—	—	—	—	—	—	—	—	—	—	—	—
	1-family dwellings	32,375	175	185	80	50	50	100	50	50	2 1/2	35	5	920
	Religious and quasi-public uses	5 acres	300	300	100	100	50	100	50	50	2 1/2	35	5	—
	Farms	5 acres	400	—	75	100	50	100	50	50	2 1/2	35	5	920 (residence)
	Camping grounds ¹	10 acres	400	500	100	300	300	600	300	300	2 1/2	35	5	—
	Cluster residential development ¹	25 acres	—	—	—	—	—	—	—	—	—	—	—	—
	1-family dwellings	32,375	175	185	80	50	50	100	50	50	2 1/2	35	5	920
C Commercial	Retail and service uses ⁴	30,000	150	200	80	30	10 ³	10	25	10	2	35	30	—
	Mixed dwelling and nondwelling ⁴	22,500	150	200	80	30	15	1	30	15	2	35	30	600 per unit
	Religious and quasi-public uses ⁴	30,000	150	200	80	30	15	25	15	10	2 1/2	35	30	—
	Multifamily dwellings ⁴	22,500	150	150	80	30	15	25	30	15	2 1/2	35	30	600 per unit
	Planned businesses ^{1,5}	2 acres	300	200	40	30	None	None	30	None	2	35	30	8,000
	Wholesale business area ^{1,5}	2 acres	300	200	40	30	None	None	30	None	2	35	30	—
	Motor vehicle service and filling stations ¹ and public garages	25,000	150	200	80	20	15	30	15	15	1	20	25	—
	Motels ¹	2 acres	300	250	80	30	25	50	15	15	1	30	25	—
	Drive-in restaurants ^{1,5}	40,000	150	200	40	30	15	30	15	15	1	20	25	—
	New and used car lots ¹	2 acres	300	200	80	30	15	30	15	15	1	20	25	—
	Wholesale businesses ^{1,5}	40,000	150	200	40	30	15	30	15	15	1	20	30	—
	1-family dwellings	32,375	175	185	80	50	50	100	50	50	2 1/2			

BRANT CODE

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Minimum Building Height		Maximum Building Coverage (percent)	Minimum Floor Area (square feet)
		Area (square feet)	Width	Depth ²	Front	Rear	1 Side	Both	Rear	Side	(stories)	(feet)		
I Industrial	Manufacturing and industrial uses	3 acres	300	200	80	30	25	50	30	15	1	30	30	—
	Offices, laboratories ⁵	40,000	150	200	40	30	25	50	30	15	2	35	30	—
	Veterinarian offices and animal hospitals ¹	3 acres	300	200	75	75	75	150	75	150	1	35	30	—
	Farms	5 acres	400	300	80	100	50	100	50	50	2 1/2	35	5	920 (residences)
	Excavation operations ¹	10 acres	400	400	100	100	100	75	75	100	2 1/2	35	—	—
	1-family dwellings ⁴	12,000	90	150	80	25	10	25	20	10	2 1/2	35	20	920
	2-family dwellings ⁴	18,000	140	150	80	25	15	30	20	10	2 1/2	15	25	720 per unit

NOTES:

¹ Permitted with special use permit.

² Depth measured from property line.

³ Height restrictions shall not apply to barns or silos constructed in conjunction with a farm.

⁴ Must comply with Health Department minimum for lot sizes.

⁵ Must be 10 feet clear of road right-of-way.

⁶ All parcels purchased before ordinance changes would be grandfathered in.

⁷ Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.