

**TOWN OF BUCHANAN
ORDINANCE NO. 2025-02**

**AN ORDINANCE REPEALING AND REPLACING TABLE 525-31-2 OF
CHAPTER 525 ZONING OF THE MUNICIPAL CODE OF THE TOWN OF
BUCHANAN**

The Town Board of the Town of Buchanan does hereby ordain as follows:

1. Table 525-31-2 of Chapter 525 Zoning of the Municipal Code of the Town of Buchanan is hereby repealed and replaced in its entirety as shown on the attached document:

The Town of Buchanan Plan Commission has made a recommendation to the Town of Buchanan Town Board and the Town of Buchanan Town Board hereby finds the proposed amendment to Chapter 525 Zoning is consistent with its Comprehensive Plan.

If this conflicts with any section within the Town of Buchanan Municipal Code, this ordinance shall prevail.

This Ordinance shall take effect upon passage and publication.


Adopted this 24th day of June 2025

TOWN OF BUCHANAN:



Joseph Goenen
Town Chairperson

Attest:



Cynthia Sieracki
Town Clerk/Treasurer

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	AGD General Agricultural District		
	Principal agricultural uses	Preexisting dwellings and accessory dwellings on a separate parcel unrelated to agricultural uses	Other permitted Principal and Special Exception uses and structures
Maximum Number of Uses Per Lot	Unlimited	n/a	Unlimited
Maximum Number of Buildings Per Lot	Unlimited	n/a	Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	1	One	n/a
Min. Lot Size	4 acres	20,000 sq. ft.	1 acre
Min. Lot Width	200 feet	100 feet	150 feet
Min. Lot Street Frontage	200 feet / 180 feet for cul-de-sacs	100 feet / 80 feet for cul-de-sacs	150 feet / 130 feet for cul-de-sacs
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	50 feet / 35 feet	50 feet / 35 feet
Front Building Setback	25 feet	25 feet	25 feet
Corner Side Building Setback	25 feet	25 feet	25 feet
Side Building Setback	None	15 feet	30 feet
Rear Building Setback	None	25 feet	50 feet / 35 feet
Yard/Green Space Setbacks	None	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear
Maximum Height of Building	None	None	45 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)	50%	50%	50%
Other Requirements			Minimum Lot Size and front and rear building setback minimum requirements may be increased as a condition for a special exception permit

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	CON Conservancy Overlay District
Use Type	All permitted and special exception uses and structures
Maximum Number of Uses Per Lot	Unlimited
Maximum Number of Buildings Per Lot	Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	n/a
Min. Lot Size	None
Min. Lot Width	None
Min. Lot Street Frontage	None
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet
Front Building Setback	25 feet
Corner Side Building Setback	25 feet
Side Building Setback	None
Rear Building Setback	None
Yard/Green Space Setbacks	None
Maximum Height of Building	35 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)	25%
Other Requirements	

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	RR Rural Residential District	
Use Type	Rural residential single-family detached dwellings and mobile homes on individual lots	Other permitted Principal and Special Exception uses and structures
Maximum Number of Uses Per Lot	n/a	Unlimited
Maximum Number of Buildings Per Lot	n/a	Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	One	1
Min. Lot Size	1 acre	1 acre
Min. Lot Width	150 feet	150 feet
Min. Lot Street Frontage	150 feet / 130 feet for cul-de-sacs	150 feet / 130 feet for cul-de-sacs
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	50 feet / 35 feet
Front Building Setback	30 feet	30 25 feet
Corner Side Building Setback	30 feet	30 25 feet
Side Building Setback	20 feet	20 feet
Rear Building Setback	30 feet	30 feet
Yard/Green Space Setbacks	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear
Maximum Height of Building	45 ft.	45 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)	50%	50%
Other Requirements		

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	RSF Residential Single-Family District	
Use Type	Single-family detached dwellings (with approved & recorded subdivision plat and served by public sewer)	Other permitted Principal and Special Exception uses and structures served by public sewer
Maximum Number of Uses Per Lot	n/a	Unlimited
Maximum Number of Buildings Per Lot	n/a	Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	One	1-n/a
Min. Lot Size	10,000 sq. ft.	10,000 sq. ft.
Min. Lot Width	90 feet	90 feet
Min. Lot Street Frontage	70 feet / 50 feet for cul-de-sacs	70 feet / 50 feet for cul-de-sacs
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	50 feet / 35 feet
Front Building Setback	25 feet	25 feet
Corner Side Building Setback	25 feet	25 feet
Side Building Setback	6 feet	6 feet for Permitted Uses / 15 feet for Special Exception Uses
Rear Building Setback	25 feet	30 feet
Yard/Green Space Setbacks	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear
Maximum Height of Building	35 ft.	35 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)	50%	50%
Other Requirements		

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	RTF Residential Two Family District		
Use Type	Single-family detached dwellings	Single-family attached dwellings	Two-family dwellings
Maximum Number of Uses Per Lot	Dimensional requirements as provided in RSF District	#/∞-Unlimited	#/∞-Unlimited
Maximum Number of Buildings Per Lot		#/∞ Unlimited	#/∞-Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)		1 building/3-6 units	1 building/2 units
Min. Lot Size		12,000 sq. ft.	9,000 sq. ft (4500 sq. ft. per family)
Min. Lot Width		100 feet	75 feet
Min. Lot Street Frontage		80 feet / 60 feet for cul-de-sacs	55 feet / 35 feet for cul-de-sacs
Federal/State and County Highway Minimum Building Setback		50 feet / 35 feet	50 feet / 35 feet
Front Building Setback		25 feet	25 feet
Corner Side Building Setback		25 feet	25 feet
Side Building Setback		10 feet	8 feet
Rear Building Setback		25 feet	25 feet
Yard/Green Space Setbacks		Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	
Maximum Height of Building		35 ft.	35 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)		50%	50%
Other Requirements		<p>Not more than six dwelling units shall be contiguous or in one series or group and not more than two contiguous dwelling units in one group or series shall have the same or approximately the same roofline or building line. Not less than 40% of the total site area shall be landscaped in lawns, gardens, decorative plantings or wooded areas. A site plan under Article XII is required for all single-family attached dwelling developments.</p>	

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	RTF Residential Two Family District	
Use Type	Exception for Zero-Lot Line single-family attached dwellings (2-6 units)	Other permitted Principal and Special Exception uses and structures
Maximum Number of Uses Per Lot	#4 Unlimited	Dimensional requirements as provided in RSF District
Maximum Number of Buildings Per Lot	#4 Unlimited	
Maximum Number of Dwellings Per Lot (Excluding ADUs)	1	
Min. Lot Size	4,500 2,500 sq. feet	
Min. Lot Width	50 25 feet	
Min. Lot Street Frontage	50 25 feet / 25 15 feet for cul-de-sacs	
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	
Front Building Setback	25 feet	
Corner Side Building Setback	25 feet	
Side Building Setback	8/0 feet	
Rear Building Setback	25 feet	
Yard/Green Space Setbacks	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	
Maximum Height of Building	35 ft.	
Maximum Lot Coverage (incl. accessory buildings and structures)	50%	
Other Requirements	<p>1. A note shall be placed on the face of all certified survey maps and subdivision plats creating zero-lot-lines which states: "When attached dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe and maintenance shall be guarded against by private covenants and deed restrictions, and the approving authorities shall not be held responsible for same.</p> <p>2. A restrictive covenant shall be placed on the face of all certified survey maps and subdivision plats creating zero-lot-line lots which states: "Building permits are limited to the development of zero-lot-lines on Lots ___ through ___, inclusive, unless two adjoining lots are combined and used as a single lot for the construction of a single-family dwelling unit. In this case, an odd number of lots may not be left as a series of consecutive lots.</p> <p>3. There shall be a common wall. Wherever improvements abut on the common boundary line between adjoining units there shall be a one-hour fire wall running from the lowest floor level, including the basement if it is the common wall, to the underside of the roof sheathing. Such basement wall, if any, shall be waterproofed masonry.</p> <p>4. When attached dwelling units are created, the plans, specifications and construction of such building shall require the installation and construction of separate sewer, water and other utility services to each dwelling unit.</p>	

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	STFR Single and Two-Family Residential District		
Use Type	Single-family Detached and Two-Family Dwellings within or outside of an approved and recorded subdivision plat served by public sewer.	Other permitted Principal and Special Exception uses and structures within or outside of an approved and recorded subdivision plat served by public sewer.	Exception for Zero-Lot Line duplex attached dwellings.
Maximum Number of Uses Per Lot	n/a Unlimited	Unlimited	n/a Unlimited
Maximum Number of Buildings Per Lot	n/a Unlimited	Unlimited	n/a Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	Single = 1 Duplex = 1 building/2 units	0	1
Min. Lot Size	5,000 sq. ft.	5,000 sq. ft.	2,500 sq. feet
Min. Lot Width	50 feet	50 feet	40 25 feet
Min. Lot Street Frontage	40 feet / 35 feet for cul-de-sacs	40 feet / 35 feet for cul-de-sacs	30 25 feet / 25 15 feet for cul-de-sacs
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	50 feet / 35 feet	50 feet / 35 feet
Front Building Setback	25 feet	25 feet	25 feet
Corner Side Building Setback	25 feet	25 feet	25 feet
Side Building Setback	5 feet	5 feet	5/0 feet
Rear Building Setback	10 feet	10 feet	5 feet
Yard/Green Space Setbacks	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear		
Maximum Height of Building	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)	60%	60%	60%
Other Requirements			<p>1. A note shall be placed on the face of all certified survey maps and subdivision plats creating zero-lot-lines which states: "When attached dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe and maintenance shall be guarded against by private covenants and deed restrictions, and the approving authorities shall not be held responsible for same.</p> <p>2. A restrictive covenant shall be placed on the face of all certified survey maps and subdivision plats creating zero-lot-line lots which states: "Building permits are limited to the development of zero-lot-lines on Lots ___ through ___, inclusive, unless two adjoining lots are combined and used as a single lot for the construction of a single-family dwelling unit. In this case, an odd number of lots may not be left as a series of consecutive lots.</p> <p>3. There shall be a common wall. Wherever improvements abut on the common boundary line between adjoining units there shall be a one-hour fire wall running from the lowest floor level, including the basement if it is the common wall, to the underside of the roof sheathing. Such basement wall, if any, shall be waterproofed masonry.</p> <p>4. When attached dwelling units are created, the plans, specifications and construction of such building shall require the installation and construction of separate sewer, water and other utility services to each dwelling unit.</p>

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	MDR Medium Density Residential			
	Single-family dwellings	Two-family dwellings	Three-plex dwellings	Four-plex dwellings
Use Type				
Maximum Number of Uses Per Lot	Dimensional requirements as provided in STFR District	Dimensional requirements as provided in STFR District	#/s Unlimited	#/s Unlimited
Maximum Number of Buildings Per Lot			#/s Unlimited	#/s Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)			1 Building/Three Units	1 Building/Four Units
Min. Lot Size			7,500 sq. ft.	10,000 sq. ft.
Min. Lot Width			50 feet	50 feet
Min. Lot Street Frontage			30 feet / 25 feet for cul-de-sacs	30 feet / 25 feet for cul-de-sacs
Federal/State and County Highway Minimum Building Setback			50 feet / 35 feet	50 feet / 35 feet
Front Building Setback			15 feet	15 feet
Corner Side Building Setback			15 feet	15 feet
Side Building Setback			10 feet	10 feet
Rear Building Setback			10 feet	10 feet
Yard/Green Space Setbacks			Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	
Maximum Height of Building			45 ft.	45 ft.
Maximum Lot Coverage (incl. accessory buildings and structures)			70%	70%
Other Requirements				

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	MDR Medium Density Residential			
	Six-Plex dwellings	Other permitted Principal and Special Exception uses and structures	Exception for Zero-Lot Line attached dwellings.	
Maximum Number of Uses Per Lot	## Unlimited	## Unlimited	## Unlimited	
Maximum Number of Buildings Per Lot	## Unlimited	## Unlimited	## Unlimited	
Maximum Number of Dwellings Per Lot (Excluding ADUs)	1 Building/Six Units	0	1	
Min. Lot Size	15,000 sq. ft.	Dimensional requirements as provided in STFR District	2,500 sq. feet	
Min. Lot Width	50 feet		40 25 feet	
Min. Lot Street Frontage	30 feet / 25 feet for cul-de-sacs		30 25 feet / 25 15 feet for cul-de-sacs	
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet		50 feet / 35 feet	
Front Building Setback	15 feet		15 feet	
Corner Side Building Setback	15 feet		15 feet	
Side Building Setback	10 feet		10/0 feet	
Rear Building Setback	10 feet		10 feet	
Yard/Green Space Setbacks	Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear		Same as Front/Corner Side Building Setback. 3 Feet for Side and Rear	
Maximum Height of Building	45 ft.		45 ft.	
Maximum Lot Coverage (incl. accessory buildings and structures)	70%		70%	
Other Requirements				A restrictive covenant shall be placed on the face of all certified survey maps and subdivision plats creating zero-lot-line lots which states: "Building permits are limited to the development of zero-lot-line duplexes on Lots ___ through ___, inclusive, unless two adjoining lots are combined and used as a single lot for the construction of a single-family dwelling unit. In this case, an odd number of lots may not be left as a series of consecutive lots."

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	RMF Residential Multifamily Residential District											
Use Type	Single-family detached dwellings	Single-family attached dwellings	Two-family dwellings	Multi-family dwellings NOT exceeding three stories or 45 feet in height	Multi-family dwellings exceeding three stories or 45 feet in height	Other permitted or permissible uses and structures						
Maximum Number of Uses Per Lot	Dimensional requirements as provided in STFR District											
Maximum Number of Buildings Per Lot												
Maximum Number of Dwellings Per Lot (Excluding ADUs)												
Min. Lot Size												
Min. Lot Width												
Min. Lot Street Frontage												
Federal/State and County Highway Minimum Building Setback												
Front Building Setback												
Corner Side Building Setback												
Side Building Setback												
Rear Building Setback												
Yard/Green Space Setbacks												
Maximum Height of Building												
Maximum Lot Coverage (incl. accessory buildings and structures)												
Other Requirements												

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	CL Local Commercial District	CR Regional Commercial District	CP Planned Commercial District
Use Type	All permitted and Special Exception uses and structures	All permitted and Special Exception uses and structures	All permitted and Special Exception uses and structures
Maximum Number of Uses Per Lot	Unlimited	Unlimited	Unlimited
Maximum Number of Buildings Per Lot	Unlimited	Unlimited	Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	Per RMF District Requirements for Mixed Use Developments	Per RMF District Requirements for Mixed Use Developments	Per RMF District Requirements for Mixed Use Developments
Min. Lot Size	No Minimum	No Minimum	No Minimum
Min. Lot Width	No Minimum	No Minimum	No Minimum
Min. Lot Street Frontage	No Minimum	No Minimum	No Minimum
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	50 feet / 35 feet	50 feet / 35 feet
Front Building Setback	35 feet	35 feet.	25 feet
Corner Side Building Setback	35 feet	35 feet.	25 feet
Side Building Setback	20 feet	20 feet.	25 feet
Rear Building Setback	25 feet	25 feet.	25 feet
Yard/Green Space Setbacks	5 feet for all lot lines unless otherwise required	5 feet for all lot lines unless otherwise required	5 feet for all lot lines unless otherwise required
Maximum Height of Building	50 feet	50 feet	There are no maximum height requirements except that, for every two feet in height above four stories or 50 feet, the width or depth of yards adjacent to exterior lot lines shall be increased one foot.
Maximum Lot Coverage (incl. accessory buildings and structures)	Unlimited	Unlimited	Unlimited
Other Requirements	A site plan is required per § 525-11 and applicable requirements of Article VII and VIII	A site plan is required per § 525-11 and compliance with applicable requirements of Article VII and VIII	A site plan is required per § 525-11 and compliance with applicable requirements of Article VII and VIII

Table 525-31-2: District Dimensional Standards

District / Dimensional Standards	IND Industrial District	PI Public/Institutional District
Use Type	All permitted and Special Exception uses and structures	All permitted and Special Exception uses and structures
Maximum Number of Uses Per Lot	Unlimited	Unlimited
Maximum Number of Buildings Per Lot	Unlimited	Unlimited
Maximum Number of Dwellings Per Lot (Excluding ADUs)	n/a Per RMF District Requirements for Mixed Use Developments	n/a Per RMF District Requirements for Mixed Use Developments
Min. Lot Size	No Minimum	No Minimum
Min. Lot Width	No Minimum	No Minimum
Min. Lot Street Frontage	No Minimum	No Minimum
Federal/State and County Highway Minimum Building Setback	50 feet / 35 feet	50 feet / 35 feet
Front Building Setback	35 feet	25 feet
Corner Side Building Setback	35 feet	25 feet
Side Building Setback	20 feet	10 feet
Rear Building Setback	25 feet	20 feet
Yard/Green Space Setbacks	5 feet for all lot lines unless otherwise required	5 feet for all lot lines unless otherwise required
Maximum Height of Building	50 feet	50 feet
Maximum Lot Coverage (incl. accessory buildings and structures)	Unlimited	Unlimited
Other Requirements	A site plan is required per § 525-11 and compliance with applicable requirements of Article VII and VIII	A site plan is required per § 525-11 and compliance with applicable requirements of Article VII and VIII