

**CITY OF AUBURN  
SCHEDULE OF ZONING DISTRICT REGULATIONS**

DISTRICT	USE/INTENT	HEIGHT	FRONT YARD	SIDE YARD	REAR YARD	LOT SIZE	MINIMUM LOT WIDTH	Lot Coverage
R-1	LOW DENSITY SINGLE-FAMILY RESIDENTIAL	35 ft	70 ft (a)* 63 ft (b)* 60 ft (c)* (measured from centerline)	10 ft	30 ft <sup>&amp;</sup>	10,000 sf	80 ft	30%
R-2	SINGLE-FAMILY RESIDENTIAL	35 ft	70 ft (a)* 63 ft (b)* 60 ft (c)* (measured from centerline)	8 ft	30 ft <sup>&amp;</sup>	8,000 sf	70 ft	30%
R-3	R-1, R-2 USES & MULTI-FAMILY RESIDENTIAL	35 ft	70 ft (a)* 63 ft (b)* 60 ft (c)* (measured from centerline)	10 ft	20 ft	10,000 sf - 1 13,000 sf - 2 16,000sf - 3	100 ft	30% (Over 3 Units - See Zoning Regulation)
ETR OVERLAY	FLEXIBILITY IN SETBACKS AND LOT COVERAGE FOR LEGAL NON-CONFORMING RESIDENTIAL LOTS	35 ft	70 ft (a)* 63 ft (b)* 60 ft (c)* (measured from centerline)	Prim. Str. = 5 ft <sup>#</sup> Access. Str. = 3 ft	20 ft <sup>@</sup>	None provided it was a legally buildable lot prior to the passage of Ordinance 89-1	None provided it was a legally buildable lot prior to the passage of Ordinance 89-1	40% <sup>§</sup>
C-1	NEIGHBORHOOD RETAIL & SERVICE FACILITIES	35 ft	100 ft (a) 100 ft (b) 60 ft (c) (measured from centerline)	10 ft	30 ft	10,000 sf	100 ft	45%
C-2	GENERAL COMMERCIAL FACILITIES	40 ft	100 ft (measured from centerline)	10 ft	30 ft	No Regulations	No Regulations	N/A
I-1	LIGHT INDUSTRIAL & HEAVY COMMERCIAL FACILITIES	40 ft	100 ft (measured from centerline)	10 % of bldg. line, not to exceed 40 ft	Same as side yard	No Regulations	No Regulations	N/A
I-2	HEAVY INDUSTRIAL FACILITES	60 ft	100 ft (measured from centerline)	10 % of bldg. line, not to exceed 40 ft	Same as side yard	No Regulations	No Regulations	N/A
MH	MANUFACTURING HOUSING & MOBILE HOME PARK	30 ft	Est. by Planning Comm.	15 ft. See Section 150.251	Same as side yard	See Section 150.251	No Regulations	N/A
OS	OPEN SPACE & RECREATION FACILITIES	35 ft	100 ft (measured from centerline)	8 ft	30 ft	8,000 sf	70 ft	20%

\*When situated between two existing main buildings less than required front yard setback an average may be approved by BPD Administrator

#Corner Lot, Side Yard - same as zoning district or can be equal to the front yard setback of adjacent structures on the side street.

@May be equal to distance between front of building and road right-of-way - minimum setback of 20 ft for garages accessible from city right-of-way.

§50% provided that total impervious surface of lot does not exceed 60% or other storm water mitigation is done, approved by the City.

&For lot depth's greater than 150', the rear yard shall be no less than 40'

(a) = Major or Arterial Street

(b) = Collector or Feeder Street

(c) = Local or Residential Street