



**Town of Buena Vista**  
 210 East Main Street ~ Post Office Box 2002  
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## Zone District Summary

### R-1 Low Density Residential District

The R-1 district is intended primarily for low-density single-family detached dwellings. The R-1 district should have connected streets, and accessibility to public uses such as parks, open spaces, and schools.

### Subdivision Standards

Lot Area Minimum 6,500 sq. ft., 13,000 [4]                      Lot Width Minimum 65', 100 [5]                      Lot Width Maximum N/A

### Building Setbacks

<b>Primary Structure</b>	Front Minimum	25'		
	Rear Minimum	15'		
	Side Minimum	5'	Side minimum where attached	0'
	Maximum Height	30'		
<b>Accessory Structure</b>  Must be located behind the front plane of the primary structure	Side Minimum	5'		
	Rear Minimum	5'		
	Rear Setback w/ alley	0'	Rear setback w/ no alley	5'
	Maximum Height	25'		

### Building Requirements

Building Maximum Coverage	20%, 40% [3]
Minimum Required Landscaping	25%
Minimum Required Trees	2 per lot for single-family and two-family dwellings 1 per 800 square feet of landscaped area for all other uses

**Notes:** [3] The maximum building coverage for lots/parcels one-half acre or larger is 20%. The maximum building coverage for lots/parcels less than one-half acre is 40%. [4] Minimum lot area for single family dwellings and two-family dwellings with each unit on a separate lot is 6,500 square feet. Minimum lot area for two-family dwelling on a single lot is 13,000 square feet. [5] Minimum lot width for single-family dwellings and for two-family dwellings with each unit on a separate lot is 65 feet. Minimum lot width for two-family dwellings with each unit on a separate lot is 100 feet.

**Permitted By-Right  
Uses**

Single Family Dwelling Detached  
Day Care Home  
Group Home  
Church or Place of Worship  
Park and Playground  
Elementary or Secondary School  
Community Garden  
Short Term Rental  
Short Term Parking of RV  
Long Term Parking of RV  
Geothermal Facility, Small  
Solar Energy Facility, Small  
Wind Energy Facility, Small  
Wireless Service Facility, Building/ Roof mounted

**Special Uses**

Two family Dwelling  
Co-housing  
Cemetery  
Community Center  
Fire or Police Station  
Golf Course  
Medical or Dental Clinic, Office, or Laboratory  
Bed and Breakfast  
Public Utility Distribution, Transmissions Line or Facility

**Accessory Uses**

Accessory Dwelling Unit  
Enclosed Storage  
Home Occupation