

City of Peekskill, New York

I. One-Family Districts: (5 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Range from 5,000 square feet to 7,500 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 30% to 40%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (6 Districts) Multi-family Residence Districts permit one-, two-, and three-family dwellings as well as “dwellings for 4 or more families”, and “attached single-family townhouses”, except in R-6, where two- and three- family structures are permitted subject to the issuance of a special permit by the Planning Commission.

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 10,000 square feet/ from 2,000 to 6,000 square feet per dwelling unit
- b. **Maximum FAR:** Ranges from .6 to 1.5
- c. **Maximum Coverage:**
 - All Buildings: Ranges from 25% to 35 % (where buildings are less than 4 stories)
 - Impervious Surfaces:
- d. **Maximum Height:** Ranges from 2 ½ stories (35 feet) to 10 stories (100 feet)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: The WF-PRD sub-area permits one-family residential uses as permitted in the R-1B District.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: The WF-2 Sub-area permits “dwelling units” including attached, semi-attached, townhouses and garden apartments upon the grant of a special permit from the Common Council; the WF-PRD sub-area permits “dwelling units” including attached, semi-attached, townhouses, garden apartments and mid-rise apartments upon the grant of a special permit from the Common Council
- c. **Comments:** No other commercial/mixed use districts other than the WF District permit residences (with the exception of “artists lofts” as permitted in certain districts). Although this memo does not address senior citizen housing, we note for

Village of Tarrytown, New York

I. One-Family Districts: (9)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 60,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: 8% to 30%
 - All Buildings: 10% to 30%
 - Impervious Surfaces: N/A

Note: subject to maximum floor area from 2,150 square feet to 11,600 square feet

II. Multi-Family Residence Districts: (5)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 6,000 square feet to 28,000 square feet (two and three family units)/5,000 square feet for the first unit and 1,000 square feet each additional unit to 20,000 square feet for the first unit and 4,000 square feet each additional unit (for more than 3 units)
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 22.5% to 55%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2 stories/25 feet to unlimited

Note: Minimum floor area per unit from 600 square feet to 800 square feet. Not more than 4 units are permitted in any building. All lot and dimensional requirements “shall be increased by 10% for each dwelling unit proposed in excess of the total numbers of dwelling units already noted for each district in the schedule” for multifamily residence districts.

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Village of Sleepy Hollow, New York

I. One-Family Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet to 1 acre
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 15% to 30%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** from 5,000 feet (for the 1st 3 units plus 1,500 for each additional unit) to 10,000 square feet (for the 1st 15 units plus 500 square feet for each additional unit).
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: Ranges from 25% to 35%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** Ranges from 35 feet to 100 feet.

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: R-4A Neighborhood Commercial District; in the RF Riverfront Development District upon the grant of a special permit.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Two-family dwellings in the R-4A Neighborhood Commercial District; in the C-1 Highway Commercial District as part of a “mixed-use development”; in the RF Riverfront Development District upon the grant of a special permit.
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No
Is so, what type?
- b. Is the provision of affordable housing mandatory? or discretionary?
N/A

- c. Do the affordable housing regulations apply to:
- i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No

- d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Note: Age restricted multi-family housing is specially permitted in the R-5 District, R-6 District and C-2 District; the regulations are unclear, but do require some portion of the housing to be affordable based on household income up to 80% of the County median

Village of Scarsdale, New York

I. One-Family Districts: (7)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 87,120 square feet
- b. **Maximum Coverage:**
 - Principal Building:
 - All Buildings: 30% to 4,562 square feet plus 4% of lot area in excess of 1 acre
 - Impervious Surfaces: 45% to 13,100 square feet plus 10% of lot area in excess of 1 acre

Note: subject to maximum floor area ratio from .1450 to .43

II. Multi-Family Residence Districts: (1) (the use regulations for the Residence C District are unclear but appear to permit multi-family dwellings)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 2,000 square feet “per family”
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:** 1 square foot of open space required for every 2 square feet of floor area
 - All Buildings: N/A
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 4 stories/46 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Business A District; Village Center Retail 1.0 District; Village Center Retail 2.0 District; Village Center Office 2.0 District; Planned Unit Development 0.8 to 1.4 District; Planned Unit Development 1.0 District;
- c. **Comments:** minimum lot area 2,000 square feet “per family” in the Business A District. Village Center and Planned Unit Development Districts are subject to maximum height from 2 stories/35 feet to 204 feet, and maximum floor are ratio from .8 to 2.0. Residences in the Village Center Retail Districts must be located above ground floor commercial uses.

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Village of Rye Brook, New York

I. One-Family Districts: (8)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 25,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: 14% to 30%
 - All Buildings: 17.5% to 35%
 - Impervious Surfaces: 22% to 55% (also subject to front yard coverage limits)

Note: subject to maximum floor area equal to $4,000 + [(Lot\ Area - 21,780) * 0.11478421]$

II. Multi-Family Residence Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 5,000 square feet (for two-family residence); 10 acres plus 2,000 square feet “per family” for multi-family dwellings
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: N/A
 - Impervious Surfaces: 22% to 55% (R2-F Two Family District also subject to front yard coverage limits)
- d. **Maximum Height:** 2 stories/30 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: OB-2 Office Building District; OB-3 Office Building District; OB-S Office Building and Business District; C1-P Planned Neighborhood Retail District; C-1 Neighborhood Retail District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: OB-S Office Building and Business District; C1-P Planned Neighborhood Retail District; C-1 Neighborhood Retail District
- c. **Comments:** widely varying lot and dimensional requirements (i.e., from 13,000 square feet to 5 acres of minimum lot area; floor area ratio from .30 to 1.0)

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? Set-aside of 25% of units

b. Is the provision of affordable housing mandatory? **or discretionary?**
Required only in connection with a “senior citizen’s development” (persons 62 years and older) under a special permit issued by the Village Board

c. Do the affordable housing regulations apply to:
i. Single-family developments? **Yes** **No**
ii. Multi-family developments? **Yes** **No**

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes **No**

If so, what type?

Note: does not include the 12 existing “affordable middle-income” units at the BelleFair development

Village of Port Chester, New York

I. One-Family Districts: (3 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet to 20,000 square feet
- b. **Maximum F.A.R.:** Ranges from 0.50 to 0.70
- c. **Maximum Coverage:** N/A
 - Principal Building:
 - All Buildings:
 - Impervious Surfaces:

II. Multi-Family Residence Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Size:** 5,000 square feet
- b. **Minimum Lot Area / Minimum Lot Area Per Unit:** Ranges from 750 square feet to 2,500 square feet
- c. **Maximum FAR:** Ranges from 0.8 to 2.5
- d. **Maximum Coverage:**
 - All Buildings: N/A
 - Impervious Surfaces:
- d. **Maximum Height:** Ranges from 2 ½ stories (35 feet) to 10 stories (95 feet)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
- c. **Comments:** The DW Design Waterfront District is the only mixed-use/commercial district which permits residences, and permits only multi-family dwellings upon the issuance of a special exception use permit.

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? The Village requires a set aside of at least 10% of the total of all units in new multi-family dwellings containing 10 or more units in the RA-2, RA-3, RA-4, PTD and PRD Districts for “moderate-income” housing .

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Note: “Moderate-income housing” is defined as “dwelling units constructed for families and individuals whose annual household income does not exceed 80% of the Westchester County median annual income for its household size (based on U.S. Census and as updated by HUD), and the annual rental cost does not exceed 30% of said income, or for homeowners (co-op owners or condo owners), the annual total of the sum of principal, interest, property taxes, home insurance and common charges as applicable does not exceed 30% of said household income.”

Preference for moderate-income housing units shall be given to Port Chester residents and employees of the Village of Port Chester, including volunteer firefighters, and the Port Chester School District.

Village of Pleasantville, New York

I. One-Family Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 7,500 square feet to 21,780 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 20%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** Ranges from 2,500 square feet per dwelling unit (or 20,000 square feet of lot area, whichever is “more restrictive”) to 7,500 square feet per dwelling unit
- b. **Maximum FAR:** 0.25 (in the R-2A District)
- c. **Maximum Coverage:**
 - All Buildings: Ranges from 20% to 35%
 - Impervious Surfaces: 30% (in the R-2A District)
- d. **Maximum Height:** 2 ½ stories (30 feet)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: one-, two- and three-family dwellings are permitted in the R-PO, RO-2 and RO-3 Districts.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: The A-1 and A-2 Central Business Districts permits residential uses upon the grant of a special permit provided that the units are above the ground-floor level.
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No
Is so, what type?
- b. Is the provision of affordable housing mandatory? or discretionary?
- c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Note: The Zoning Code only requires affordable units in Assisted Living Facilities for senior citizens. The Zoning Code also permits a waiver of parking requirements in the Central Business A-1 District for “affordable units” provided that one household member is 62 years of age or older.

Village of Pelham, New York

I. One-Family Districts: (3)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 to 10,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Lot coverage ranges from 30% to 40%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet for “dwellings” to 10,000 square feet for “multifamily houses”
- b. **Minimum Lot Area / Minimum Lot Area Per Unit:** Ranges from 480 square feet per unit to 1,600 square feet per unit
- c. **Maximum FAR:** 45% (in the B-1 and B-2 Districts)
- d. **Maximum Coverage:**
 - All Buildings: Ranges from 40% to 50% for “dwellings” and ranges from 30% to 37% for “multifamily houses.”
 - Impervious Surfaces: N/A
- e. **Maximum Height:** Ranges from 2 ½ stories (35 feet) to 6 stories (65 feet).

Note: minimum floor area from 500 square feet to 1,000 square feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: The Office-2, Business-1, Business-2 and Business-3 Districts all permit single-family detached dwellings and “semi-detached dwellings.”
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: The Business-1 and Business-2 Districts permit multi-family houses in accordance with the requirements of the Residence M District.
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Note: The Village of Pelham has no codified requirements regarding affordable housing.

Village of Pelham Manor, New York

I. One-Family Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 20,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: N/A
 - Impervious Surfaces: 30% to 45%

II. Multi-Family Residence Districts: (1)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 3,000 square feet “per family or household”
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 20%
 - Impervious Surfaces: 30% to 45% (based on lot area)
- d. **Maximum Height:** 2.5 stories

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No
Is so, what type?
- b. Is the provision of affordable housing mandatory? or discretionary?
- c. Do the affordable housing regulations apply to:
 - i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No

- d. Does the Municipality offer incentives for the provision of affordable housing?**
 Yes No

If so, what type?

Village of Ossining, New York

I. One-Family Districts: (4 Districts) All single-family districts permit single-family detached dwellings.

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet to 15,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 20% to 30%
 - Impervious Surfaces: Ranges from 30% to 40%

II. Multi-Family Residence Districts: (3 Districts including a “Two-family Residence District”.) The two-family residence district permits single-family detached dwellings, and two-family detached dwellings as a “conditional use by the Planning Board”. Multi-family districts permit single-family detached dwellings, two-family dwellings, and multi-family dwellings.

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 7,500 square feet in two-family residence district to 40,000 square feet in multi-family districts.
- b. **Minimum Lot Area Per Unit / Minimum Lot Area Per Unit:** Ranges from 1,000 square feet to 4,500 square feet
- c. **Maximum FAR:** N/A
- d. **Maximum Coverage:**
 - All Buildings: 20% in MF Districts, 30% in T District
 - Impervious Surfaces: 60% in MF Districts, 40% in T District
- d. **Maximum Height:** Ranges from 2.5 stories (35 feet) to 6 stories (70 feet)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
- c. **Comments:** The following districts permit “residential dwelling units” as “conditional uses”: NC-1, NC-2, VC, SP-N, CDD, IR, PW-a, PW-b, PW-c. Residential dwelling units are permitted in the RDD District upon the grant of a special permit. The code does not define “residential dwelling unit”. In the NC-1, NC-2, VC and SP-N Districts, they are permitted only “above non-residential uses.” The remaining districts do not have this limitation.

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? “Affordable housing units” in all districts for residential developments which propose the construction or rehabilitation of six (6) or more residential dwelling units for either rental or purchase.

b. Is the provision of affordable housing mandatory? **or discretionary?**
Mandatory when more than 6 units are proposed.

c. Do the affordable housing regulations apply to:
i. Single-family developments? Yes No
ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus of up to 10% of the maximum market rate unit count in a residential development which proposes to include 10% affordable housing units, plus an “Additional Density Bonus” of up to 5% of the maximum market rate unit count in such residential development (as deemed appropriate by the Planning Board) for developments that propose to include 10% low-income housing units, for a total of 15% additional density. Affordable units are required to be marketed to households earning 80% or less of the Westchester County median income (as determined by HUD annually) and whose combined annual rental cost and tenant-paid utilities do not exceed 30% of said income, or for homeowners (single-family, residential condominium or residential cooperative apartment), the annual total of the sum of secured loan principal and interest, private mortgage insurance, property taxes, home insurance, common charges and homeowner-paid utilities does not exceed 30% of household income. Low-income units are required to be marketed to households whose income does not exceed 60% of the Westchester County median income and whose combined annual rental cost and tenant-paid utilities do not exceed 30% of said income, or for homeowners (single-family, residential condominium or residential cooperative apartment), the annual total of the sum of secured loan principal and interest, private mortgage insurance, property taxes, home insurance, common charges and homeowner-paid utilities does not exceed 30% of household income.

Village of Mount Kisco, New York

I. One-Family Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** “net lot area” from 6,250 square feet to 15,000 square feet (on a site at least 25 acres in area in a CD Conservation Development District, with maximum density 1 unit per 1.25 net acres, or on a site at least 2 acres in a PRD Planned Residential Development District)
- b. **Maximum Coverage:**
 - Principal Building:
 - All Buildings: 20% (in the CD District); sliding scale from 25% to 2,150 square feet, plus 20% of net lot area in excess of 9,000 square feet)
 - Impervious Surfaces: 25% to 40%

II. Multi-Family Residence Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 6,250 square feet to 40,000 square feet/1,500 square feet to 4,500 square feet per unit
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 25%; sliding scale from 25% to 2,150 square feet, plus 20% of net lot area in excess of 9,000 square feet (for two-family residences); to 30%
 - Impervious Surfaces: 50% to 70%
- d. **Maximum Height:** 2.5 stories/35 feet to 6 stories/70 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: OC Cottage Office District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: CN Neighborhood Commercial District; OC Cottage Office District
- c. **Comments:** For multi-family dwellings, minimum lot area is 7,000 square feet to 10,000 square feet, building coverage is 35%; impervious surface coverage is 60% to 70%; and maximum height is 2.5 stories/35 feet to 3 stories/35 feet. Residences must be located above ground floor commercial uses.

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Village of Mamaroneck, New York

I. One-Family Districts: (6)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 20,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 35%
 - Impervious Surfaces: N/A

Note: subject to maximum floor area ratios from .30 to .55

II. Multi-Family Residence Districts: (6)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 1,000 square feet to 3,750 square feet per unit
- b. **Maximum FAR:** from .65 to 1.2
- c. **Maximum Coverage:**
 - All Buildings: 25% to 35%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/35 feet to 4 stories/50 feet

Note: does not include the RM/SC Multiple Residence/Senior Citizen District

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: C-1 General Commercial District; C-2 Central Commercial District
- c. **Comments:** Multi-family residences only upon issuance by the Planning Board of a special permit. Minimum lot area is 40,000 square feet; maximum coverage 30% to 50%; maximum height 40 feet to 50 feet; minimum floor area of units is 450 square feet. Maximum floor area ratio in the C-1 District is .60; maximum floor area ration in the In C-2 District is 2.0. Minimum lot area per unit in the C-2 District is 5,000 square feet.

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? Set-aside

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus (additional units per acre, floor area ratio and/or height)

Note: applies in the Residential Multifamily Districts and the Commercial Districts. Density bonus is in the discretion of the Planning Board. For each additional market-rate unit produced as a result of the bonus, one comparable below-market-rate unit must be provided. In all cases, 50% of the total number of additional units provided by the bonus must be reserved for below-market-rate families. "Below-market-rate families" is defined as families whose aggregate income, including the total of all current annual income of all family members shall not exceed a multiple of the median annual Village-paid salaries of all full-time employees of the Village. Below-market-rate families applying for below-market-rate dwelling units shall be selected on the basis of two lottery drawings conducted annually by the Village Housing Authority. The first drawing shall be taken from the names of Village residents. The second lottery drawing shall be taken, if needed, from the names of all other applicants

In the C-2 District, the density bonuses are available only if the proposed mixed use development is undertaken in cooperation with the Village through the Village Economic Development Program, a state or local affordable housing program or in conjunction with a not-for-profit corporation whose purpose is the creation of below-market-rate housing, and 100% of the units are below-market-rate. The applicant shall demonstrate the affordability of the units to the satisfaction of the Planning Board. The applicant shall compare the rental or sales levels with existing federal, state or county affordable housing programs that might be utilized and/or with the median income of Village and school district employees. In no case, however, shall sales prices or rent levels exceed a level affordable by 150% of the median income of Westchester County residents.

Village of Larchmont, New York

I. One-Family Districts: (6)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 30,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: 17.5% to 30%
 - All Buildings: 22.5% to 38%
 - Impervious Surfaces: N/A

Note: Minimum size of first floor ranges from 700 square feet to 2,100 square feet

II. Multi-Family Residence Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 7 units per acre (townhouses only in the R-7.5 District upon issuance by the Village Board of a special permit) to 1,500 square feet per unit
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 25% (principal building in the R-7.5 District) to 35% (principal building in the MF District)
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/30 feet

Note: Minimum size of first floor ranges from 700 square feet to 1,100 square feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: RB Retail Business Commercial District; RC Retail Center Commercial District
- c. **Comments:** Maximum coverage of multi-family residences is 35%, and average livable floor area per is 700 square feet.

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Village of Irvington, New York

I. One-Family Districts: (7)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 80,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: from 1,200 square feet plus 6% of the amount by which the area of the lot exceeds 5,000 square feet, to 5,400 square feet plus 2% of the amount by which the area of the lot exceeds 80,000 square feet
 - Impervious Surfaces: N/A

Note: Maximum floor area ratio from .43 to .125. All development density is subject to reduction through deductions from lot area of “Resource Protection Land” (floodplains, steep slopes, wetlands, etc.)

II. Multi-Family Residence Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 5,000 square feet to 4 acres (for three-or-more-family dwellings) up to a maximum of 15 units
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 1,200 plus 16% of the amount by which the area of the lot exceeds 5,000 square feet, to 10%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories / 35 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Business District B and Industrial District (upon issuance by the Village Board of a special permit)

Comments: 1,250 square feet to 2,500 square feet of lot area per unit; maximum coverage 40% to 80%; units located on second floor and above in the Business District; up to 15 units in the Business District, and 25 units in the Industrial District. All development density is subject to reduction through deductions from lot area of “Resource Protection Land” (floodplains, steep slopes, wetlands, etc.)

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type? Waiver of deductions from lot area for “Resource Protection Land”

Note: Only applies to the 1F-10 District upon issuance by the Village Board of a special permit; minimum lot area is 10,000, and maximum coverage is 40%. The housing (whether rental, for purchase, or a mixture) must be affordable to the following target groups: Irvington senior citizens, volunteer firefighters and ambulance corps members, municipal employees (including the Police and Public Works Departments) and Irvington school district employees. Household eligibility is determined based on the annual median base salaries (not including fringe benefits) of municipal and school district employees in the target group, as calculated by the Village Administrator, and the median incomes of Irvington senior citizens and volunteers, if known

Note: It is not clear whether multi-family residences are permitted.

Village of Hastings-on-Hudson, New York

I. One-Family Districts: (3)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 7,500 square feet to 20,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 15% to 30%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 5,000 square feet to 10,000 square feet (two-family residences)/ 1,500 square feet to 2,500 square feet per unit for three or more units
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 15% to 50%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/35 feet to 3 stories/40 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: MRO District, MRC District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: MRO District, MRC District, MUPDD District
- c. **Comments:** Permitted density varies – i.e., from 2,500 square feet of lot area to 5,000 square feet for the first 2 dwellings and 1,500 for each additional up to maximum of 8, to 6 units/12 bedrooms per acre. Minimum floor area of units in mixed-use buildings in the office districts is 500 square feet.

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No
Is so, what type? Set-aside either on-site or off—site, or fee-in-lieu
- b. **Is the provision of affordable housing mandatory?** **or discretionary?**
- c. **Do the affordable housing regulations apply to:**

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Note: requires 10% of units in all single and multi-family developments having 10 or more units to be affordable under local guidelines.

Village of Elmsford, New York

I. One-Family Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 21,780 square feet
- b. **Maximum Coverage:** N/A
 - Principal Building:
 - All Buildings:
 - Impervious Surfaces:

Note: maximum floor area ratio ranges from .45 to .338.

II. Multi-Family Residence Districts: (3)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 2,500 square feet per unit to 5,000 square feet per unit
- b. **Maximum FAR:** .35 (Residential Cluster Development District only)
- c. **Maximum Coverage:**
 - All Buildings: 20% (Residential Cluster Development District only); 25% (R-3 District only)
 - Impervious Surfaces: 30% (Residential Cluster Development District only)
- d. **Maximum Height:** from 2.5 stories/35 feet to 40 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Business District and Central Business District (upon issuance by the Village Board of Trustees of a special permit)
- c. **Comments:** Minimum lot area is 40,000 square feet, and minimum lot area per unit is 1,200 square feet. Building coverage is 40% in the Business District and 80% in the Central Business District (first floor must be non-residential). Minimum floor area of each unit in the Central Business District is 1,000 square feet.

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? Set-aside (20% of units)

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Note: Applies only to the Residential Cluster Development District. Incomes shall not exceed from .5 to 1 times the Westchester County AMI. Permitted sizes of units range from 400 square feet to 1,400 square feet. Priority to Volunteer Fire Department, Police Department and ambulance corps members living in and/or serving the Village; then to Employees of the Village of Elmsford and the Elmsford Union Free School District; residents of the Village; relatives of residents of the Village; other persons employed in the Village; other residents of Westchester County; then all others.

Village of Dobbs Ferry, New York

I. One-Family Districts: (6)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 40,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 20% to 27%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (6)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** “Minimum Size of Plot Per Family” from 1,750 square feet to 10,000 square feet
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 20% to 40%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/35 feet to 3 stories/40 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: OB District, DS District, LOD District, B District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: B District (one through three family only)
- c. **Comments:** Two and three family dwellings are permitted in Waterfront District B, subject to the bulk and dimensional regulations for the two and three family residence districts.

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No
Is so, what type? Set-aside
- b. Is the provision of affordable housing mandatory? or discretionary?
- c. Do the affordable housing regulations apply to:
 - i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type? Density bonus up to 20%

Note: Limited to Waterfront District B, if 10% or more of units are “affordable.”

Village of Croton-on-Hudson, New York

I. One-Family Districts: (5)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 40,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 20% to 40%
 - Impervious Surfaces: N/A

Note: maximum floor area ratio from .15 to .60

II. Multi-Family Residence Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 4 acres for three or more units/ 2,500 square feet per unit for two-family; 3,000 square feet per unit for three or more units
- b. **Maximum FAR:** .60 for two-family; .55 for three or more units
- c. **Maximum Coverage:**
 - All Buildings: 40% for two-family; 30% for three or more units
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 3 stories/35 feet for two-family; 2 stories/30 feet for three or more units

Note: minimum habitable floor area is 600 square feet.

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: O-1
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: C-1 and C-2
- c. **Comments:** Residential use is permitted in the C-1 District and C-2 District upon the issuance by the Village Board of Trustees of a “Mixed Use Occupancy” special permit, subject to the bulk and dimensional regulations of such districts, including maximum floor area ratio from .5 to 2, and maximum height of 2 stories/35 feet.

Three special mixed-use districts permit multi-family housing - the Gateway Overlay District, Multiple Development Use and Waterfront Development District.

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? Set-aside

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type? Additional density

Note: Limited to the Waterfront Development District (sites having 10 or more acres with 1,000 feet of Hudson River shoreline). The Village Board of Trustees may permit additional dwelling units not to exceed 5% of the base density if the additional dwelling units are “affordable” units. Base density is 5,000 square feet per dwelling unit. The minimum habitable area for affordable units is 600 square feet.

Note: The table of special permit uses indicates that a permit may be obtained fore exemptions from steep slope and building permit requirements for steep slopes, but the cross referenced authority does not appear to exist.

Village of Bronxville, New York

I. One-Family Districts: (3)

Lot and dimensional requirements range as follows:

a. **Minimum Lot Area:** 12,000 square feet to 30,000 square feet

b. **Maximum Coverage:**

Principal Building: N/A

All Buildings: 25%

Impervious Surfaces: 50% (50% of a lot must be “open space”)

Note: all homes subject to a maximum floor area ratio from .49 for lots smaller than 5,000 square feet to .19 for lots greater than 39,000 square feet

II. Multi-Family Residence Districts: (3)

Lot and dimensional requirements range as follows:

a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 12,000 square feet/1,500 square feet to 12,000 square feet/2,750 square feet

b. **Maximum FAR:** only for two-family homes, as set forth above for single family homes

c. **Maximum Coverage:**

All Buildings: 25%

Impervious Surfaces: N/A

d. **Maximum Height:** 2.5 stories/35 feet to 6 stories/72 feet

Note: required “usable open space” ranges from 300 square feet to 400 square feet per dwelling unit

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:

b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
Central Business A District and Service Business B District

c. **Comments:** housing permitted only above street level; no unit can be greater than 2,000 square feet except by special permit; maximum floor area ratio ranges from 1 to 1.6.

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

If so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Village of Briarcliff Manor, New York

I. One-Family Districts: (9)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 10,000 square feet to 80,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 11% to 20% (unlimited in the R80A District)
 - Impervious Surfaces: N/A

Note: all homes subject to a maximum floor area ranging from 3,000 square feet and 10% of lot area in excess of 10,000 square feet, to 7/150 plus 8% of lot area in excess of 65,000 square feet.

II. Multi-Family Residence Districts: (2, including a “townhouse” district)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 5,000 square feet per unit for multi-family; 10,890 square feet per unit in the RT4B Townhouse District
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 15% multi-family; 23% townhouses
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories; 35 feet

Note: Minimum average livable floor area per multi-family unit is 750 square feet, and 800 square feet for units in the RT4B Townhouse District

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: N/A
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

If so, what type? Set-aside in the RT4B Townhouse District only

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus of up to 50% if 50% or more of the bonus units are “moderate income” units. Moderate income means families whose aggregate income shall not exceed multiples of the median annual Village-paid wages of all full-time employees of the Village during the preceding calendar year ranging from 1.65 for an 800 square foot unit to 2.0 for a 1,500 square foot unit.

Note: Priority for Village municipal employees; then Briarcliff Manor and Ossining School District employees; residents of the Village; active members of the Briarcliff Manor Fire Department; former residents of the Village who owned or still own residential property in the Village; Other persons employed in the Village; relatives of residents of the Village; Other residents of Westchester County; then all others.

Village of Ardsley, New York

I. **One-Family Districts:** (4, including a “cluster housing” district based on minimum 7,500 square feet of lot area)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 7,500 square feet to 40,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 12% to 28%
 - Impervious Surfaces: N/A

II. **Multi-Family Residence Districts:** (2, including the R-4A Workforce/Affordable Housing Overlay District; see below)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 1 unit per 4,000 square feet of lot area
- b. **Maximum FAR:** maximum 8,000 square feet of floor area for any building
- c. **Maximum Coverage:**
 - All Buildings: 18%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2 stories/30 feet

III. **Commercial/Mixed Use Districts:** Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: RO District; B-1 District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: N/A
- c. **Comments:** Residential uses must comply with the regulations of the single-family R-3 District

IV. **Affordable Housing Regulations:**

a. **Does the municipality have affordable housing regulations?** Yes No

If so, what type? Overlay district (R-4A Workforce/Affordable Housing Overlay District) subject to the lot and dimensional requirements of the R-4 District

b. **Is the provision of affordable housing mandatory?** **or discretionary?**

All multi-family housing in the R-4A District must contain 20% of units at 50% to 80% AMI and 20% of units at up to 120% of AMI; balance market-rate.

c. Do the affordable housing regulations apply to:

- i. Single-family developments?** Yes No
- ii. Multi-family developments?** Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

- Yes No

If so, what type? (1) Village can waive application fees; (2) Village will assist with obtaining federal and state financial support; and (3) Village can consider such other forms of assistance which may be under the control of the Village.

Note: priority to volunteer firefighters and emergency service personnel; then to Village employees; residents of the Village who are employees of the Ardsley School District; residents of the Village who are veterans of the armed services; Residents of the Village who are veterans of the armed services; other persons employed in the Village; senior citizens living outside the Village; Relatives of residents of the Village; other residents of Westchester County; and then all others.

Town of Yorktown, New York

I. One-Family Districts: (6)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 20,000 square feet to 200,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 10% to 25%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4, not including age-restricted districts, the “Transitional Zone” and designated urban renewal districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 20,000 square feet (for two-family dwelling in the R-2 Residence District)/3,620 square feet to 7,260 square feet per unit for multi-family residences
- b. **Maximum FAR:** .2 to .23
- c. **Maximum Coverage:**
 - All Buildings: 20% to 25%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 35 feet

Note: in certain districts, homes constructed before 1930 and having at least 1,300 square feet of floor area may be converted to multiple dwellings based on 10,000 square feet of lot area per unit, and upon issuance by the Zoning Board of Appeals of special permit

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: CR Commercial Recreation District (in accordance with the requirements of the R-3 Residence District); CC Country Commercial Business (residences permitted above ground floor commercial uses. The lot and dimensional requirements are unclear).
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Note: applies only to units which have been established as affordable as of August 17, 1994. Rent in those units is based on a maximum income of 4 times the “rental ceiling rate” which is 28% of the median annual Town-paid wages of all full-time employees of the Town, times a factor for number of bedrooms, times 120%. Priority is based on a point system.

Town of Somers, New York

I. One-Family Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 10,000 square feet to 120,000 square feet (500 acres for a “designed residential development”)
- b. **Maximum Coverage:**
 - Principal Building: 4% to 18%
 - All Buildings: 6% to 25%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 10 acres
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 15% to 20% (principal building only)
 - Impervious Surfaces: 35% to 40%
- d. **Maximum Height:** 2 stories/30 feet

Note: Multi-family districts are “floating zones” and must be mapped by the Town Board. Density is based on “density units per net acre” (i.e., after deductions for wetlands, etc.) There is one density unit for one dwelling unit containing four or more bedrooms; one and five-tenths dwelling units containing three bedrooms; two dwelling units containing two bedrooms each; and two and five-tenths dwellings containing one bedroom or less each. Maximum density is 2 to 3 density units per net acre. Minimum floor area from 300 square feet to 1,100 square feet.

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: B-HP Business Historic Preservation District; OB-100 Office Building District; C-RO Corporate/Research Office District
- b. **Multi-family Dwellings:** The following districts permit multi-family developments: B-HP District; Ns Neighborhood Shopping District and CS Community Shopping District (in both cases above ground floor commercial use); PH Planned Hamlet District
- c. **Comments:**

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? Set-aside of not less than 15% of permitted number of units

b. Is the provision of affordable housing mandatory? **or discretionary?**
Mandatory in the MFR-BP Multifamily Residence District, M-BP Multifamily Residence District, B-HP District and PH District

c. Do the affordable housing regulations apply to:

- i. Single-family developments?** Yes No
- ii. Multi-family developments?** Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus limited to the two multi-family residence districts of up to 50% beyond the basic permitted density, specifically restricted to one additional market-rate unit for each affordable unit in excess of the required 15% of the base permitted density, but not to exceed a maximum increase of 20% in the number of market-rate units.

Eligibility based on annual income not exceeding 80% of County median. Priority to current Town residents; then to full-time municipal employees; members of the Town volunteer fire department; members of the Ton police department; full-time Somers Central School District employees; former residents having lived in the Town for at least 10 years; persons with at least one year of military service; persons receiving Social Security disability benefits; then to persons who are legally blind or hearing impaired.

Town of Pound Ridge, New York

I. One-Family Districts: (3 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 1 acre to 3 acres
- b. **Maximum Coverage:**
 - Principal Building:
 - All Buildings: 10%
 - Impervious Surfaces: Varies based on Planning Board approval

II. Multi-Family Residence Districts: None.

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:**
- b. **Maximum FAR:**
- c. **Maximum Coverage:**
 - All Buildings:
 - Impervious Surfaces:
- d. **Maximum Height:**

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
- c. **Comments:** “Residential dwellings” are permitted in the PB-A District (but only above the first floor within 150 linear feet of Westchester Avenue), and in the PB-B and PB-C Districts on the 2nd and 3rd floor only

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No
Is so, what type? Set-aside
- b. Is the provision of affordable housing mandatory? or discretionary?
- c. Do the affordable housing regulations apply to:
 - i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No

- d. **Does the Municipality offer incentives for the provision of affordable housing?**
 Yes No

If so, what type? Permits residential use of 100% of the maximum permitted floor area in the PB-C District upon the grant of a special permit (where generally residential units are permitted only on the 2nd and 3rd floors) when 20% of the dwelling units are affordable to households with an income of not more than 80% of the median income in Westchester County.

Note: Priority for affordable units is given in the following order: Pound Ridge Volunteer Fire Department or Ambulance Corps Member; Town of Pound Ridge Employee; Pound Ridge residents; immediate relatives of Pound Ridge residents; Bedford Central and Katonah-Lewisboro School District employees; others employed in Pound Ridge; seniors from other Towns; others employed in Westchester County; all others. In each of the categories above, additional selection criteria apply in the following order: families in which the head or spouse is 62 or older; families of which the head or spouse is handicapped; Pound Ridge head of family 35 years of age or younger.

Town of Ossining, New York

- I. **One-Family Districts:** (10 Districts) – All restrict permitted dwelling units to “one-family detached dwellings not to exceed one dwelling unit per lot.”

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet to 40,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 18% to 30%
 - Impervious Surfaces: N/A

- II. **Multi-Family Residence Districts:** (One multi-family district)(Principally permits one-family detached dwellings; “multiple dwellings” and “row or attached dwellings” are “conditional uses permitted on approval by the Planning Board” and are subject to special requirements.

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 40,000 square feet
- b. **Minimum Lot Area Per Unit / Minimum Lot Area Per Unit:** 4,000 square feet, plus 1,500 square feet per bedroom
- c. **Maximum FAR:** N/A
- d. **Maximum Coverage:**
 - All Buildings: 20%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2 ½ stories /35 feet

- III. **Commercial/Mixed Use Districts:** Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: None
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: “Multiple dwellings” and “row or attached dwellings” are permitted in the GB District as “conditional uses permitted on approval by the Planning Board” and are subject to special requirements and the requirements of the MF District.
- c. **Comments:**

IV. **Affordable Housing Regulations:**

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? “Below-market-rate” units in the MF and GB District; and below-market rate units in cluster developments in one-family residence districts.

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus in the MF and GB Districts of up to 40% when ½ of bonus units consist of “below-market rate” units. Density bonus of up to 40% in cluster developments in one-family residence districts when ½ of bonus units consist of below-market-rate units. Families eligible for “below market rate” units must not earn more than 80% of the Westchester County median income for its household size (based on the U.S. Census and as updated by the Department of Housing and Urban Development (HUD)).

Note: Priority for below market rate units is given in the following order: Town of Ossining municipal employees; persons serving as emergency responders for the Town of Ossining; all other residents of the Town of Ossining; employees of the Ossining School District; other persons employed in the Town of Ossining; relatives of residents of the Town of Ossining; other residents of Westchester County; other persons employed in Westchester County; all others.

Town of North Salem, New York

I. One-Family Districts: (5) – All districts permit single-family detached dwellings.

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from ¼ acre to 4 acres
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 10% to 25%
 - Impervious Surfaces: (“Maximum Development Coverage”) Ranges from 20 to 50%

II. Multi-Family Residence Districts: (2 districts. However the R-1/4 also permits multi-family dwellings on lots of 5 acres or more, provided that there are no more than 4 dwelling units per acre. The multi-family districts also permit medium- and high-density single family detached and medium- and high-density attached dwellings)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** Ranges from 4 to 6 units per acre
- b. **Maximum FAR:** 0.3
- c. **Maximum Coverage:**
 - All Buildings: 20%
 - Impervious Surfaces: (“Maximum Development Coverage”) 40%
- d. **Maximum Height:** 35 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: PO District permit single-family detached dwellings on lots of at least ½ acres; PD District permits single-family attached and detached dwellings on lots of at least 40,000 square feet.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: GB District permits multi-family dwellings as a “Conditional use by Planning Board.”
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? “Moderate-Income” dwellings in all districts. In single family districts, there is a 10% mandatory set-aside for all subdivisions of 10 or more lots; in multi-family districts, there is a 20% mandatory set-aside.

b. Is the provision of affordable housing mandatory? **or discretionary?**

c. Do the affordable housing regulations apply to:

i. Single-family developments? **Yes** **No**

ii. Multi-family developments? **Yes** **No**

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes **No**

If so, what type? Density bonuses and modification of certain bulk and dimensional requirements by the Planning Board in the multi-family districts for units constructed for moderate-income housing when at least 1/3 of the units are moderate-income housing units. Density bonuses for subdivisions may be applied at the discretion of the Planning Board when the subdivision includes moderate-income housing units. In the Town of North Salem, “moderate-income” families are those families whose aggregate income shall not exceed “income factors” of the median annual Town-paid salaries of all full-time Town employees as set forth in the Town’s adopted budget, ranging from 1.3 for one-bedroom units to 1.7 for 3-bedroom units.

Note: Priority for moderate-income dwelling units is given according to appoint system which favors current Town residents, Town employees, Town school district employees, Town volunteer fire department personnel, veterans and physically handicapped individuals.

Town of North Castle, New York

I. One-Family Districts: (8 Districts) – All permit single family dwellings “not to exceed 1 on any lot.”

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet to four (4) acres.
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 13% to 30%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4 Districts, including a “Two-family Residence District” and a “Multi-family Senior Citizen Housing District.” Multi-family districts permit single-family dwellings, two-family dwellings (not to exceed one dwelling per lot), and attached, semi-detached, or detached multi-family dwelling units subject to the requirements of Section 213-22 of the Zoning Code.)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 10 acres to 2,500 square feet
- b. **Minimum Lot Area / Minimum Lot Area Per Unit:** One “density unit” per 25,000 square feet of lot area¹ in the R-MF District, and one density unit per 14,000 square feet of lot area in the R-MF-A District.
- c. **Maximum FAR:** N/A
- d. **Maximum Coverage:**
 - All Buildings: Ranges from 12% to 50%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** Ranges from 2 to 3 stories

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: Single-family dwellings are permitted in the RO District subject to the requirements of the R-5 District.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Two-family dwellings are permitted in the NB District subject to the requirements of

¹ A “density unit” is defined as being equal to one or a proportionate combination of the following: a) One one-family detached dwelling unit; b) One dwelling unit containing four or more bedrooms in a permitted type of dwelling other than a one-family detached unit; c) One and one-half dwelling units containing three bedrooms each in permitted dwellings other than one-family detached units; d) Two dwelling units containing two bedrooms each in permitted dwellings other than one-family detached units; e) Two and one-half dwellings containing one bedroom or less each in permitted dwellings other than one-family detached units; f) Three efficiency dwelling units in permitted dwellings other than one-family detached units.

the R-2A District, and in the PBO-2A District subject to the requirements of the R-2A District but not on any lot occupied by another type of use permitted in the PBO-2A District.

c. **Comments:**

IV. Affordable Housing Regulations:

a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? “Middle-income dwellings” in the R-MF and R-MF-A Districts

b. **Is the provision of affordable housing mandatory?** **or discretionary?**

Note: This memo does not address the affordable requirements for senior citizen housing, however, it should be noted that in the R-MF-SCH District (limited to senior citizen housing), the Code requires that “not less than 15% of the permitted FAR on any site in an R-MF-SCH District shall be developed as middle-income units for senior citizens.”

c. **Do the affordable housing regulations apply to:**

- i. **Single-family developments?** Yes No
- ii. **Multi-family developments?** Yes No

d. **Does the Municipality offer incentives for the provision of affordable housing?**
 Yes No

If so, what type? Density bonus of up to 45% if at least 40% of the bonus units are “middle-income dwelling units” in the R-MF District, and density bonus of up to 40% if at least 20% of the bonus units are middle-income dwelling units. In the Town of North Castle, middle-income families are those families whose aggregate income shall not exceed multiples of the median annual Town-paid salaries of all full time Town employees as listed in the Town budget for each year, ranging from 1.2 for a one person family to 1.95 for families of 8 or more.

Note: Priority for middle-income dwelling units is given according to a point system which favors Town residents, Town employees, Town school district employees, Town Volunteer Fire Department personnel, veterans and physically handicapped individuals.

Town of New Castle, New York

I. One-Family Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 11,250 square feet to 2 acres, provided that the if no public water is available the minimum is increased to 1 acre
 - b. **Maximum Coverage:**
 - Principal Building:
 - All Buildings: sliding scale from 22% to 5,739 square feet plus 2% of lot area in excess of 87,120 square feet
 - Impervious Surfaces: sliding scale from 35% to 13,098 square feet plus 7% of lot area in excess of 87, 120 square feet
- Note:** subject to maximum floor area on a sliding scale starting at 29% of lot area

II. Multi-Family Residence Districts: (3)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 1 acre to 5 acres; sliding scale from 2,200 square feet of net lot area (after deduction for wetlands, etc.) per unit to 13,200 square feet per unit based on number of bedrooms
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 15% to 20%
 - Impervious Surfaces: 30% to 35%
- d. **Maximum Height:** 3 stories/35 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: B-PO Professional and Office District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: B-PO District; B-D Designed Business District; B-R Retail Business District; B-RP Retail Business and Parking District
- c. **Comments:** Multi-family residences in the B-PO District and B-RP District are subject to the same requirements as the MFR-C Multifamily Residence District. Units in the B-R District and B-RP District must be located above ground floor commercial uses, are limited in size to the lesser of 1,000 square feet or 30% of the area of the building, and may not exceed two bedrooms.

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? Set-aside

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type? Density bonus of 2% for each 1% up to a maximum of 30%, and 1% for each 1% thereafter, up to a maximum increase of 50%, for low/moderate income units. Income eligibility is based on a multiple of an amount determined yearly based on \$17,000 as increased yearly by the CPI since 1979. Priority to persons employed in the Town; then to residents of the Town in order of length of residence; then all others.

Town of Mamaroneck, New York

I. One-Family Districts: (7)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 6,000 square feet to 50,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: N/A
 - Impervious Surfaces: 35%

Note: subject to maximum floor area ratio from .19425 to .55

II. Multi-Family Residence Districts: (4)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 1,500 square feet to
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: N/A
 - Impervious Surfaces: 20% to 35%
- d. **Maximum Height:** 2.5 stories/35 feet to 6 stories/70 feet

Note: For three or more units, minimum floor area per dwelling unit is an average of 750 square feet per dwelling unit.

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: B-MUB Business-Mixed Use Business District
- c. **Comments:** Minimum lot area is 80,000 square feet; maximum height is 7 stories/87 feet; maximum coverage is 60%. Minimum lot area per unit is 595 square feet. Only one 3 bedroom unit for each 25 units. Mixed use in the B-MUB District is subject to the adoption by the Town Board of an amendment to the zoning ordinance, and issuance by the Town Board of a special permit.

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? Set-aside

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Note: Only applies in the B-MUB District, in which there shall be at least one workforce housing unit for every 17 dwelling units. “Workforce housing units” means dwelling units occupied permanently by individuals or families whose household income does not exceed 80% of the Westchester County area median income as established from time to time by the United States Department of Housing and Urban Development.

Note: In any area designated as an urban renewal area, affordable multifamily dwellings (in accordance with the definition of “affordable units” as adopted by resolution by the Town Board) are permitted. Lot and dimensional requirements are unclear, but appear to be based on the R-TA District, except minimum lot area is 40,000 square feet, maximum coverage is 30%, maximum height is 4 stories/44 feet, and minimum lot area per dwelling unit is 1,200 feet. The average size of all dwelling units on the site shall not exceed two bedrooms per unit, and no dwelling unit shall have more than three bedrooms.

Town of Lewisboro, New York

DATE: May 10, 2010
TO: Nick Autorina, W. Frank Newton, Inc.
FROM: Alfred B. DelBello
Janet J. Giris
Peter J. Wise
RE: Town of Lewisboro, New York

I. One-Family Districts: (5)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** from ¼ acre to 4 acres
- b. **Maximum Coverage:**
 - Principal Building:
 - All Buildings: 6% to 25%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (3)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 7,500 square feet to 10,000 square feet for two-family residences; 15 acres for 3 or more units (reduced to 15,000 square feet if lot is “served by a public water and sewer district” of the Town)
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 30% to 35% for two-family districts; 12% for multi-family district
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 3 stories/35 feet

Note: Maximum density in the MF Multifamily Residence District is 2 “density units” per acre of “net lot area” (the area of any wetlands, water bodies, watercourses or steeply sloped land multiplied by a factor of .75. is deducted from the gross total lot area to yield the net total lot area)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: CC-20 Campus Commercial District; SU Service Utility District; RB Retail Business District; GB General Business District

- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
RB Retail Business District; GB General Business District
- c. **Comments:** Separate dwelling units are permitted on floors above any permitted principal nonresidential use if separated by unpierced fire walls and ceilings and provided with an exterior entrance separate from the nonresidential use

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No
Is so, what type? Set-aside
- b. Is the provision of affordable housing mandatory? or discretionary?
- c. Do the affordable housing regulations apply to:
 - i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No
- d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus of up to 40% in the MF Multifamily Residence District if 1/3 of the additional units are “middle-income” units.

Note: For single-family districts, limited to accessory apartments in single-family homes; owners can elect to register the units as “middle-income” accessory apartments, in which event the property shall be assessed based on restricted income to the owner.

In the MF Multifamily District, middle-income units can be up to 4 bedrooms, and minimum floor area per unit ranges from 450 square feet to 1,300 square feet. The maximum monthly rent for a middle-income dwelling unit shall not exceed 1.75%, excluding utilities (gas, oil, electricity, water and sewage), and the maximum gross sales price for a middle-income dwelling unit shall not exceed two times the maximum aggregate family income for a middle-income family (a multiple of median annual Town-paid wages based on size of the family). Priority to Town municipal employees; then to Town School District employees; Town volunteer fire fighters and/or volunteer ambulance corps members; residents of the Town; other persons employed in the Town; relatives of residents of the Town; other residents of Westchester County; other persons employed in Westchester County; and then all others.

Town of Harrison, New York

I. One-Family Districts: (7)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 2.5 acres
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 10% to 25%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (3)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 4,000 square feet to 80,000 square feet/750 square feet to 2,500 square feet per unit.
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 20% to 50%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/26 feet to 4 stories/40 feet

Note: Minimum habitable floor are for units (except in two family dwellings) is 600 square feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: MFR District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: NB District, PB District, CBD District, MFR District and GC District. In the MFR District, minimum lot area per unit is 750 square feet. Maximum building coverage in the PB District, NB District and MFR District is 50%. Except in the CBD District, minimum habitable floor area is 600 square feet. Maximum floor area ratio in the GC District is .50.
- c. **Comments:** Except in the MFR District, multi-family units are permitted only over non-residential use upon issuance by the Planning Board of a special permit.

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type?

Town of Greenburgh, New York

- I. **One-Family Districts:** (7 Districts) - All restrict permitted dwelling units to "one-family detached dwellings not to exceed one dwelling unit per lot."

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Range from 7,500 square feet to 40,000 square feet.
- b. **Maximum Coverage:**
 - Principal Building: Ranges from 24% to 14%
 - All Buildings: Ranges from 30% to 17.5%
 - Impervious Surfaces: Ranges from 37.25% to 21.75%

- II. **Multi-Family Residence Districts:** (6 Districts, plus the PH Scatter-Site Public Housing District and the UR Urban Renewal District.¹ All districts permit on-family detached dwellings and multi-family dwellings or groups of dwellings.)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** Ranges from 250 square feet per dwelling unit to 7,000 square feet per dwelling unit.
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: Ranges from 15% to 50%
 - Impervious Surfaces: Ranges from 30% to 80%
- d. **Maximum Height:** Ranges from 2 stories/25 feet to 6 stories/68 feet

- III. **Commercial/Mixed Use Districts:** Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: OB, OB-1, LOB, DS, CB, LI, and GI. One-family detached dwellings constructed in these districts must comply with the bulk and dimensional regulations of the R-10 One-family Residence District.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: The CA District permits multi-family developments at a maximum density of 35 bedrooms per acre, and not to exceed four stories in height.
- c. **Comments:**

¹ In addition to the standard multi-family residence districts, the Town also has a "PH Scatter-Site Public Housing District" that permits one-family and multi-family dwellings, with multi-family dwellings required to be "financed for public housing", and a "UR Urban Renewal District" which permits the development of a variety of low, medium, and high-density dwellings in accordance with an approved Urban Renewal Plan.

IV. Affordable Housing Regulations:

a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

b. Is the provision of affordable housing mandatory? **or discretionary?**
10% of all new multi-family dwelling units must be provided as affordable and must be distributed evenly throughout the development.

c. Do the affordable housing regulations apply to:

i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type? The Town of Greenburgh offers incentives when multi-family developments contain 20% or more affordable units, including increased densities in multi-family zones up to, but not to exceed 10% of otherwise allowable units.

Town of Eastchester, New York

I. One-Family Districts: (7 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 1,500 square feet (in cluster district) to 20,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: Ranges from 22% to 75%
 - All Buildings: Ranges from 26% to 75%
 - Impervious Surfaces: Varies depending on lot size

II. Multi-Family Residence Districts: (7 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** Ranges from 350 square feet per dwelling unit to 3,000 square feet per dwelling unit
- b. **Maximum FAR:**
- c. **Maximum Coverage:**
 - All Buildings: Ranges from 22% to 45%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** Ranges from 2 ½ stories (23 feet) to 6 stories (65 feet)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: DSC (subject to the requirements of the R7.5 District), ORB, RB, GB (subject to the requirements of the R5 District).
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: ORB, RB and GB, subject to the requirements of the M700 District.
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

- b. Is the provision of affordable housing mandatory? or discretionary?
N/A
- c. Do the affordable housing regulations apply to:
 - i. Single-family developments? Yes No

ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Town of Cortlandt, New York

I. One-Family Districts: (7)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 7,500 square feet to 80,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 65% of the allowed floor area
 - Impervious Surfaces: N/A

Note: Maximum floor areas range from 900 square feet to 7,720 square feet

II. Multi-Family Residence Districts: (1)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 10,000 square feet (for a two-family home)
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 65% of allowed floor area for two-family;
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/35 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings:
HC-9A
- c. **Comments:** Multi-family limited to 4 units with not more than 2 bedrooms per unit. Minimum lot area per unit is 7,500 square feet, maximum coverage is 25%, and maximum height is 2.5 stories/35 feet.

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? Floating zone (Community Betterment District); Residential Reuse Special Permit

- b. **Is the provision of affordable housing mandatory?** or discretionary?

- c. Do the affordable housing regulations apply to:
- i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No

- d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? In the Community Betterment District, the Town Board shall have the authority by super majority vote, to allow density of up to five units or up to a maximum of 10 bedrooms per acre for provision of affordable housing in excess of 10%

Note: The Community Betterment District is limited to parcels at least 25 acres in area fronting on State highway. Base density is 3 units/6 bedrooms per acre. Buildings cannot exceed 6 units. A minimum of 10% of units must “meet the Westchester County definition of affordable housing.” Priority is to Town residents.

Note: The Residential Reuse Special Permit is limited to pre-existing buildings having 3 or more units. Such building may be altered to provide 20% more units, all of which must be affordable for families at 80% of AMI, subject to issuance by the Town Board of a discretionary special permit. Total number of bedrooms cannot exceed average of two per unit. Maximum coverage is from 25% to 50%, and maximum height is 35 feet.

Town of Bedford, New York

I. One-Family Districts: (5)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 10,000 square feet to 4 acres
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 3% to 20%
 - Impervious Surfaces: 8% to 40%

II. Multi-Family Residence Districts: (4, including a two-family district and a “townhouse” district) **Note:** multi-family residences are permitted in single family districts if development is “clustered” under State or local law

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 10,000 to 5 acres/1 unit per 3,500 square feet to 1 unit per 6,000 square feet; in the MF District and DH District, unit density is based on bedroom count ranging from 3,500 square feet for an efficiency to 8,500 square feet for four bedrooms
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: 15% to 20%
 - Impervious Surfaces: 35% to 40%
- d. **Maximum Height:** 2.5 stories; 35 feet

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: NB District, CB District, RB District
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: NB District, CB District, RB District
- c. **Comments:** Maximum coverage of buildings 20% and of impervious surfaces 80%; maximum height 2.5 to 3 stories and 35 to 40 feet

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

If so, what type? For single family subdivisions, 10% set-aside on or off site, or fee-in-lieu; for multi-family residences, 20% set-aside. Income requirements are set by the Town Housing Agency and vary yearly.

- b. **Is the provision of affordable housing mandatory?** or discretionary?

- c. Do the affordable housing regulations apply to:
- i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No
- d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? If at least 20% affordable, Planning Board can (1) waive certain fees for applicants; (2) consider such other forms of assistance which may be under the control of the Town; and (3) actively assist in obtaining assistance of federal, state or other agencies in support of affordable housing development.

Note: At least 20% of the units in the EH District and DH District must be “middle-income” units for families whose income not exceed the average of the median annual Town-paid wages of full-time employees of the Town during the three most recently completed calendar years, adjusted for family size by the following factors: one-person family, 1.0; two-person family, 1.1; three-person family, 1.3; four-person family, 1.4; five-person family, 1.6; six-person family, 1.7; seven-person family, 1.9; eight-or-more-person family, 2.0.

Village of Sleepy Hollow

I. One-Family Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 5,000 square feet to 1 acre
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: Ranges from 15% to 30%
 - Impervious Surfaces: N/A

II. Multi-Family Residence Districts: (4 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** from 5,000 feet (for the 1st 3 units plus 1,500 for each additional unit) to 10,000 square feet (for the 1st 15 units plus 500 square feet for each additional unit).
- b. **Maximum FAR:** N/A
- c. **Maximum Coverage:**
 - All Buildings: Ranges from 25% to 35%
 - Impervious Surfaces: N/A
- d. **Maximum Height:** Ranges from 35 feet to 100 feet.

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: R-4A Neighborhood Commercial District; in the RF Riverfront Development District upon the grant of a special permit.
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Two-family dwellings in the R-4A Neighborhood Commercial District; in the C-1 Highway Commercial District as part of a “mixed-use development”; in the RF Riverfront Development District upon the grant of a special permit.
- c. **Comments:**

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type?

- b. Is the provision of affordable housing mandatory? or discretionary?
N/A

- c. Do the affordable housing regulations apply to:
- i. Single-family developments? Yes No
 - ii. Multi-family developments? Yes No

- d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type?

Note: Age restricted multi-family housing is specially permitted in the R-5 District, R-6 District and C-2 District; the regulations are unclear, but do require some portion of the housing to be affordable based on household income up to 80% of the County median

City of Rye, New York

I. One-Family Districts: (6 Districts)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** Ranges from 6,000 square feet to 1 acre.
- b. **Maximum Floor Area Ratio:** Ranges from .15 to .40
- c. **Maximum Coverage:** N/A
 - Principal Building:
 - All Buildings:
 - Impervious Surfaces:

II. Multi-Family Residence Districts: (6 Districts including a multi-family senior citizen housing district)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 10 acres (for the RFWP District)/ from 2,500 square feet “per family” to 5,000 square feet “per family.”
- b. **Maximum FAR:** Ranges from .45 to .50.
- c. **Maximum Coverage:**
 - All Buildings: N/A
 - Impervious Surfaces:
- d. **Maximum Height:** 35 feet (2 ½ stories)

Note: special density calculations apply in the RFWP District

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings:
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: B-1 Neighborhood Business District; B-2 Central Business District; B-3 Beach Business District
- c. **Comments:** Two-family dwellings and apartments (above the first floor) are permitted in the B-1. “Dwelling units” are permitted in the B-2 District above the first floor. “Apartments” (detached residences for 3 or more families) are uses permitted subject to additional requirements in the B-3 District.

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? Permitted use. “Moderate-income housing” is permitted in the R-1A District subject to additional standards and requirements (Planning Commission review)

b. Is the provision of affordable housing mandatory? **or discretionary?**

c. Do the affordable housing regulations apply to:

i. Single-family developments? **Yes** **No**

ii. Multi-family developments? **Yes** **No**

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes **No**

If so, what type?

Note: “Moderate-income housing” means residential dwelling units in which at least 85% of the units are available at below-market rates and the purchasers of the units shall have an income of no more than 80% of the Westchester County AMI (area median income) adjusted for household size as published by the U.S. Department of Housing and Urban Development.

Village of Tuckahoe, New York

I. One-Family Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area:** 5,000 square feet to 12,000 square feet
- b. **Maximum Coverage:**
 - Principal Building: N/A
 - All Buildings: 25% to 35% (or 40%; there is inconsistency in the ordinance)
 - Impervious Surfaces: N/A

Note: maximum floor area ratio .4 to .45

II. Multi-Family Residence Districts: (2)

Lot and dimensional requirements range as follows:

- a. **Minimum Lot Area / Minimum Lot Area Per Unit:** 7,500 square feet to 12,000 square feet/950 square feet per unit for three or more units
- b. **Maximum FAR:** .5 to .8 (or 1.0; there is inconsistency in the ordinance)
- c. **Maximum Coverage:**
 - All Buildings: 35% (or 40%; there is inconsistency in the ordinance)
 - Impervious Surfaces: N/A
- d. **Maximum Height:** 2.5 stories/35 feet to 3 stories/42 feet

Note: multi-family residences must contain at least 7 units; attached townhouses cannot exceed 8 units (or 15 units; there is inconsistency in the ordinance)

III. Commercial/Mixed Use Districts: Are residential uses permitted in the Commercial /Mixed Use Districts? Yes No

- a. **One-Family Dwellings:** The following districts permit one-family detached dwellings: N/A
- b. **Multi-family Dwellings:** The following districts permit multi-family dwellings: Business/Residential District
- c. **Comments:** dwellings above ground floor commercial uses, subject to issuance by the Zoning Board of Appeals of a special permit. If more than 50% of the floor area of a building is residential, floor area ratio is increased from 1.0 to 1.2

IV. Affordable Housing Regulations:

- a. **Does the municipality have affordable housing regulations?** Yes No

Is so, what type? Set-aside

b. Is the provision of affordable housing mandatory? or discretionary?

c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
- ii. Multi-family developments? Yes No

d. Does the Municipality offer incentives for the provision of affordable housing?

Yes No

If so, what type? Density bonus. The Village Assessor shall consider the limited sale value of workforce housing units in determining the appropriate assessment on such units.

Note: The number of “workforce units” that may be permitted by the Planning Board shall not be less than 5% or more than 15% of the total number of units otherwise permitted. However, the Village Board has the power to increase the number of workforce units to 20% of the units on a site and the percentage of Westchester County family median income eligible for such units, where such flexibility is needed to meet state or federal program requirements and where the Trustees determine that such modification advances the public welfare without significant adverse impacts.

For every workforce housing unit that a developer agrees to construct, the developer shall be allowed to build one additional market-rate unit, above the maximum number otherwise permitted. For example: If a developer is allowed to construct 100 units under the Code, and of these 100, 10 units will be workforce housing units, then the total number of units that the developer could construct would be 110 (90 market rate plus 10 workforce housing units plus 10 bonus units). Workforce housing units shall have no less than 90% of the square footage of market rate units for the same number of bedrooms. Priority to employees of the Village; then to members of the Village Police or Fire Department; employees of the Tuckahoe and Eastchester School District; elderly (65 years or older) or disabled residents of the Village; honorably discharged United States veterans who are residents of the Village; all other Village residents; people who work at a business within the Village; then all others.

your information that the C-2 Central Commercial District permits senior citizen housing upon the grant of a special permit from the Common Council.

IV. Affordable Housing Regulations:

- a. Does the municipality have affordable housing regulations? Yes No

Is so, what type? Set-aside of units in “Affordable Townhouse Developments” in the R-6 District which permits “One-, Two- and Three-bedroom Affordable Housing Units”. Affordable means “as determined by the United States Department of Housing and Urban Development standards for Westchester County.”

- b. Is the provision of affordable housing mandatory? or discretionary?

- c. Do the affordable housing regulations apply to:

- i. Single-family developments? Yes No
ii. Multi-family developments? Yes No

- d. Does the Municipality offer incentives for the provision of affordable housing?
 Yes No

If so, what type? Density bonus of up to eight (8) units per acre may be authorized by special permit of the Common Council upon a finding by the Common Council that the project will offer at least half of the proposed additional units as affordable housing units.