

# Appendix 38

**Theoretical Number of Multi-Family Units That Can Be Developed**

in Zoning Districts Where Multi-Family Housing Is Permitted Excluding When Subject to Special Use Provisions

A. Municipality*	B. Zoning District	C. Not Constrained Area Reduced by 80% Build-Out Factor (Acres)	D. Not Constrained Area Reduced by 80% Build-Out Factor (Square Feet)	E. Maximum Density (sf/du)	F. Maximum Building Coverage	G. Height Limit (stories)	H. FAR	I. Mixed Use (% Residential)	J. Maximum Dwelling Units**	K. Total Dwelling Units (1,2 = 0)	L. Municipal Totals (Dwelling Units)
Ardsley	R-4	2.68	116,566.56	4,000				2/3	19	<u>19</u>	<b>19</b>
Bedford	CB	2.16	93,880.51		20%	3		2/3	41	41	<b>45</b>
	VA	0.50	21,989.09	3,500				2/3	4	<u>4</u>	
Briarcliff Manor	B1A	0.18	7,805.95		25%	2		2/3	2	<u>0</u>	<b>0</b>
Buchanan	C-2	3.60	156,781.15	4du/acre				50%	7	<u>7</u>	<b>7</b>
Cortlandt	HC/9A	15.67	682,742.02	7,500				2/3	60	<u>60</u>	<b>60</b>
Dobbs Ferry	B	0.72	31,293.50	800				2/3	26	26	<b>273</b>
	CP	3.86	168,071.90	1,800				2/3	62	62	
	DB	0.35	15,263.42		80%	4		2/3	36	36	
	DT	0.76	33,140.45		60%	3		2/3	44	44	
	MDR1	0.45	19,723.97	2,500				100%	7	7	
	DG	1.09	47,323.58		70%	4		2/3	98	<u>98</u>	
Eastchester	RB	1.18	51,191.71	700				2/3	48	48	<b>84</b>
	M350	0.25	10,768.03	350				100%	30	30	
	GB	0.14	6,028.70		50%	3		2/3	6	<u>6</u>	
Harrison	MF	0.56	24,463.30	750				100%	32	32	<b>45</b>
	MFR	0.36	15,681.60	750				2/3	13	<u>13</u>	
Hastings-on-Hudson	MR-1.5	0.22	9,583.20	1,500				100%	6	6	<b>71</b>
	MR-2.5	1.72	74,958.05	2,500				100%	29	29	
	MR-C	0.17	7,562.02		80%	3		2/3	13	13	
	MR-O	0.15	6,516.58		50%	3		2/3	7	7	
	MUPDD	4.11	178,944.48	6du/acre				2/3	16	<u>16</u>	
Irvington	MF	0.26	11,534.69	5,000				100%	2	<u>0</u>	<b>0</b>
Larchmont	RB	1.24	54,049.25		35%	2.5		2/3	35	35	<b>53</b>
	RC	0.50	21,954.24		35%	2.5		2/3	14	14	
	MF	0.11	4,774.18		35%	2.5		100%	4	<u>4</u>	
Lewisboro	R-MF	4.52	196,716.96	10,890				100%	18	<u>18</u>	<b>18</b>

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Mount Pleasant	R-3A	0.47	20,386.08	3,500				100%	5	5	5
	C-GC	0.30	12,963.46				1.5	2/3	0	0	
	C-NR	4.43	192,779.14				1.0	2/3	0	0	
	PRDT-8	0.03	1,219.68	4,000				100%	0	0	
North Castle	CB	0.93	40,423.68				0.4	2/3	11	11	82
	PLI	4.70	204,766.85				0.3	100%	68	68	
	R-MF-A	0.63	27,634.46	7,000				100%	3	3	
North Salem	R-MF/4	43.47	1,893,640.32	4du/acre				100%	173	173	307
	R-MF/6	20.90	910,578.24	4du/acre				100%	83	83	
	R-1/4	12.96	564,746.69	4du/acre				100%	51	51	
New Castle	MFR-M	0.48	20,699.71	4,400				2/3	3	3	32
	B-D	0.57	24,986.02	4,400				2/3	3	3	
	B-R	1.22	53,108.35	4,400				2/3	8	8	
	MFPD	2.76	120,155.90	4,400				2/3	18	18	
Pound Ridge	PB-A	0.91	39,517.63		mapped 30,780 sq ft	2		2/3	0	0	23
	PB-B	0.20	8,746.85		20%	2		2/3	2	0	
	PB-C	2.45	106,878.82		15%	2		2/3	23	23	
Pelham	C-1 (B-1)	0.81	35,231.33	1,600				100%	22	22	54
	Res M-1	0.30	13,172.54		37%	6		100%	32	32	
Pleasantville	R-4	0.45	19,758.82	2,500				100%	7	7	10
	R-PO	0.17	7,213.54	2,500				2/3	1	0	
	R-3	0.18	7,910.50	18du/acre				100%	3	3	
Rye Brook	C1	1.19	51,853.82				1.0	2/3	38	38	38
Rye City	RA-2	0.91	39,517.63				0.45	100%	19	19	38
	B-1	0.16	6,795.36				1.0	2/3	5	5	
	B-2	0.14	6,307.49				2.0	2/3	9	9	
	RA-3	0.10	4,530.24				0.5	100%	2	0	
	RA-1	0.26	11,499.84				0.4	100%	5	5	

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Somers	NS	6.58	286,589.95				0.25	2/3	53	53	<b>260</b>
	PH	64.87	2,825,545.54				0.06	100%	188	188	
	B-HP	2.43	105,798.53		10%	2.5		2/3	19	<u>19</u>	
Tarrytown	M-2	0.17	7,213.54		30%	3		100%	7	7	<b>50</b>
	MU	2.03	88,235.14		12%	6		55%	38	38	
	M-1	0.13	5,680.22		40%	2		100%	5	<u>5</u>	
Tuckahoe	AP-3	0.69	30,178.37				0.8	2/3	17	<u>17</u>	<b>17</b>
Yorktown	R-3	3.34	145,560.10	12du/acre				100%	40	40	<b>479</b>
	RSP-1	36.63	1,595,655.07	12du/acre				100%	439	<u>439</u>	
<b>Total</b>		<b>266.46</b>	<b>11,606,788.51</b>						<b>2,079</b>	<b>2,070</b>	<b>2,070</b>

\*In the Town of Mamaroneck and Villages of Bronxville, Croton-on-Hudson, Pelham Manor and Scarsdale there are no zones that allow multi-family housing as a permitted use in which there are undeveloped parcels that meet the minimum lot size standards for their zoning district or those that are “under-sized” but are contiguous with other “undeveloped” parcels that, as a group of contiguous “undeveloped” parcels, meet the minimum lot size standards.

\*\*Maximum dwelling units are rounded down to the nearest whole number.