

Review and Analysis of Municipal Zoning Ordinances in Westchester County

APPENDIX

COMPENDIUM DATA TABLES OF 43 MUNICIPAL ZONING ORDINANCES

February 29, 2012

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T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family	3 Family	4 Family	Multi-family	Definition Multi-family	Accessory Unit Permitted	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ardsley	R-1	One-Family Residential District		Yes	40,000	As of Right	No	No	No	No	N/A	None	N/A	N/A
Village	Ardsley	R-2	One-Family Residential District		Yes	10,000	As of Right	No	No	No	No	N/A	None	N/A	N/A
Village	Ardsley	R-3	One-Family Residential District		Yes	7,500	As of Right	No	No	No	Special Use*	None**	None	N/A	N/A
Village	Ardsley	R-4	Residential District		yes	4,000/dwelling unit	As of Right	As of Right	As of Right	As of Right	As of Right	None**	None	N/A	N/A
Village	Ardsley	CCH	Conservation or Clustered Housing District		Yes	300,00 but not less than 1800 per DU	As of Right	Special Use	Special Use	Special Use	Special Use*	None**	None	N/A	N/A
Village	Ardsley	RO	Residence Office District			7,500	As of Right	No	No	No	Special Use*	None**	None	N/A	N/A

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family	3 Family	4 Family	Multi-family	Definition Multi-family	Accessory Unit Permitted	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ardsley	B-1	General Business District			5,000	As of Right*	No	No	No	Special Use*	None**	None	N/A	N/A
Village	Ardsley	B-2	Special Business District	No		5,000	No	No	No	No	No	None**	None	N/A	N/A
Village	Ardsley	B-3	Shopping Center Business District	No		174,240	no	no	no	no	no	None**	None	N/A	N/A
Village	Ardsley	R-4A	Workforce/Affordable Housing Overlay District		Yes, coterminous with R-4 district	7,500	As of Right	No	No	No	Permitted*	None**	None	N/A	N/A

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Ardsley	R-1	One-Family Residential District	None	None	No	N/A	40 feet	30 feet (each side)	N/A	12%	None, only building coverage	800 sq. ft. for a 2 story dwelling and 1,000 sq. ft. for a 1 story dwelling
Village	Ardsley	R-2	One-Family Residential District	None	None	No	N/A	30 feet	20 feet (each side)	N/A	25%	None, only building coverage	700 sq. ft. for a 2 story dwelling and 900 sq. ft. for a 1 story dwelling
Village	Ardsley	R-3	One-Family Residential District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	20 feet	15 feet (each side)	1 DU/7500*	28%	None, only building coverage	600 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling
Village	Ardsley	R-4	Residential District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	30 feet	25 feet (average of residential and non-residential adjacency)	2 DU/7500*	28%	None, only building coverage	601 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling
Village	Ardsley	CCH	Conservation or Clustered Housing District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	20 feet	15 feet (each side)	3 DU/7500*	28%	70%	602 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling
Village	Ardsley	RO	Residence Office District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	20 feet	15 feet (each side)	4 DU/7500*	28%		603 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Ardsley	B-1	General Business District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	10 feet	None required	5 DU/7500*	28%		604 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling
Village	Ardsley	B-2	Special Business District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	25 feet	10 feet	6 DU/7500*	28%	NA	605 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling
Village	Ardsley	B-3	Shopping Center Business District	None	None	No	Only within the existing Ashford Ave. School bldg. 30 units plus 1 custodial unit.	NA	NA	7 DU/7500*	28%	NA	606 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling
Village	Ardsley	R-4A	Workforce/Affordable Housing Overlay District	None	None	No				1DU/4000SF	18%		607 sq. ft. for a 2 story dwelling and 800 sq. ft. for a 1 story dwelling

T/CN	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Ardsley	R-1	One-Family Residential District	None		None	None	None	None
Village	Ardsley	R-2	One-Family Residential District	None		None	None	None	None
Village	Ardsley	R-3	One-Family Residential District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property	None	None	None	None
Village	Ardsley	R-4	Residential District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property; site plan approval required for any use or development within district	None	None	None	None
Village	Ardsley	CCH	Conservation or Clustered Housing District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property	None	None	None	None
Village	Ardsley	RO	Residence Office District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property	None	None	None	None

T/CN	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Ardsley	B-1	General Business District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property	None	None	None	None
Village	Ardsley	B-2	Special Business District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property	None	None	None	None
Village	Ardsley	B-3	Shopping Center Business District	None	*only on the site of the former Ashford Ave. School; **Apt. house--a bldg intended for 3 or more families living independently; ***density different for the Ashford Avenue School property	None	None	None	None
Village	Ardsley	R-4A	Workforce/Affordable Housing Overlay District	None	*Requires site plan approval; Multifamily is never defined. It appears to be anything greater than single family and therefore it would appear that two, three and four family units would be treated the same as Multifamily -- also affordable housing guidelines	Reference to income limits for affordable housing	None	None	None

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Bedford	R-4A	Residence 4-Acre District (Single Family)		Yes	174,240 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	Multifamily dwelling: A dwelling containing three or more dwelling units.	Special Use for Accessory Apartment and Cottage	Allowed by special permit in existing single family residences** Cottages have specific regulations***	No
Town	Bedford	R-2A	Residence 2-Acre District (Single Family)		Yes	87,120 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*		Special Use for Accessory Apartment and Cottage	Allowed by special permit in existing single family residences** Cottages have specific regulations***	No
Town	Bedford	R-1A	Residence 1-Acre District (Single Family)		Yes	40,000 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*		Special Use	Allowed by special permit in existing single family residences**	No
Town	Bedford	R-1/2A	Residence 1/2-Acre District (Single Family)		Yes	20,000 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*		Special Use	Allowed by special permit in existing single family residences**	No
Town	Bedford	R-1/4A	Residence 1/4-Acre District (Single Family)		Yes	10,000 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*		Special Use	Allowed by special permit in existing single family residences**	No

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Bedford	TF	Residence 2-Family District		Yes	10,000 SF per lot; 5,000 SF per unit	As of Right	As of Right	As of Right*	As of Right*	As of Right*		Special Use	Allowed by special permit in existing single family residences**	No
Town	Bedford	VA	Residence Village Apartment District		Yes	3,500 SF per unit; minimum lot area not applicable	As of Right	As of Right	As of Right	As of Right	As of Right		Special Use	Allowed by special permit in existing single family residences**	No
Town	Bedford	MF	Residence Multifamily District		Yes	Minimum lot area is 2 acres. Min. lot area/unit = Efficiency - 3,500 SF; 1 Bedroom - 4,000 SF; 2 Bedroom - 5,500 SF; 3 Bedroom - 7,000 SF; 4 Bedroom - 8,500 SF	As of Right	As of Right	As of Right	As of Right	As of Right		Special Use	Allowed by special permit in existing single family residences**	No
Town	Bedford	EL	Housing for Elderly District		Yes	217,800 SF. Minimum square footage per unit is 6,000.	No	No	No	No	No		Special Use	Allowed by special permit in existing single family residences**	No
Town	Bedford	DH	Diversified Housing		Yes	217,800 SF. Min. lot area/unit = Efficiency - 3,500 SF; 1 Bedroom - 4,000 SF; 2 Bedroom - 4,750 SF; 3 Bedroom - 7,000 SF; 4 Bedroom - 8,500 SF (based upon gross parcel area)	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*		NOT LISTED	NOT LISTED	No
Town	Bedford	RO	Research Office	No	Yes	1089000 SF	No*	No*	No*	No*	No*		No*		No*

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Bedford	PB-O	Planned Business Office	No	Yes	43560 SF	No	No	No	No	No		No		No
Town	Bedford	PB-O(K)	Planned Business Office (Katonah) (added 1985)		Yes	20,000 SF	As of Right	Special Use*	Special Use**	Special Use**	Special Use**		No		Yes
Town	Bedford	PB-R	Planned Business Retail	No	Yes	43,560 SF	No	No	No	No	No		No		No
Town	Bedford	NB	Neighborhood Business		Yes	Not Applicable	As of Right	As of Right	As of Right	As of Right	As of Right		No		Yes
Town	Bedford	CB	Central Business		Yes	Not Applicable	As of Right	As of Right	As of Right	As of Right	As of Right		No		Yes
Town	Bedford	RB	Roadside Business		Yes	Not Applicable	As of Right	As of Right	As of Right	As of Right	As of Right		No		Yes
Town	Bedford	LI	Light Industrial	No	Yes	20,000 SF	No	No	No	No	No		No		No
Town	Bedford		Aquifer Protection Overlay		Yes	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT		UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/ Dwelling (SF)
Town	Bedford	R-4A	Residence 4-Acre District (Single Family)	No Reference	No Reference	As of Right*	No Reference	75 feet	50 feet/100 feet	No Reference	3% of lot area		
Town	Bedford	R-2A	Residence 2-Acre District (Single Family)	No Reference	No Reference	As of Right*	No Reference	50 feet	40 feet/80 feet	No Reference	6% of lot area		
Town	Bedford	R-1A	Residence 1-Acre District (Single Family)	No Reference	No Reference	As of Right*	No Reference	35 feet	30 feet/60 feet	No Reference	10% of lot area		
Town	Bedford	R-1/2A	Residence 1/2-Acre District (Single Family)	No Reference	No Reference	As of Right*	No Reference	35 feet	20 feet/45 feet	No Reference	15% of lot area		
Town	Bedford	R-1/4A	Residence 1/4-Acre District (Single Family)	No Reference	No Reference	As of Right*	No Reference	35 feet	15 feet/35 feet	No Reference	20% of lot area		

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/ Dwelling (SF)
Town	Bedford	TF	Residence 2-Family District	No Reference	No Reference	As of Right*	No Reference	35 feet	15 feet/35 feet	No Reference	20% of lot area		
Town	Bedford	VA	Residence Village Apartment District	No Reference	No Reference	As of Right	No Reference	50 feet	50 feet/100 feet	No Reference	20% of lot area		
Town	Bedford	MF	Residence Multifamily District	No Reference	No Reference	As of Right	No Reference	50 feet	50 feet/100 feet	No Reference	15% of lot area		
Town	Bedford	EL	Housing for Elderly District	No Reference	No Reference	As of Right	No Reference	50 feet	50 feet/100 feet	No Reference	20% of lot area		
Town	Bedford	DH	Diversified Housing	No Reference	No Reference	As of Right	No Reference	20 feet	1 foot	No Reference	15% of lot area		
Town	Bedford	RO	Research Office	No Reference	No Reference	As of Right	No Reference	200 feet	1-story building - 100 feet; 2-story building - 150 feet; 3-story building - 200 feet; adjacent to a residential district - 250 feet	No Reference	5%		

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/ Dwelling (SF)
Town	Bedford	PB-O	Planned Business Office	No Reference	No Reference	As of Right	No Reference	35 feet	20 feet/45 feet	No Reference	15%		
Town	Bedford	PB-O(K)	Planned Business Office (Katonah) (added 1985)	No Reference	No Reference	As of Right	No Reference	35 feet	20 feet/45 feet	No Reference	15%		
Town	Bedford	PB-R	Planned Business Retail	No Reference	No Reference	As of Right	No Reference	150 feet	35 feet	No Reference	20%		
Town	Bedford	NB	Neighborhood Business	No Reference	No Reference	As of Right	No Reference	Not Applicable	10 feet	No Reference	20%		
Town	Bedford	CB	Central Business	No Reference	No Reference	As of Right	No Reference	Not Applicable	10 feet	No Reference	20%		
Town	Bedford	RB	Roadside Business	No Reference	No Reference	As of Right	No Reference	10 feet	Not Applicable	No Reference	20%		
Town	Bedford	LI	Light Industrial	No Reference	No Reference	As of Right	No Reference	15 feet	15 feet/30 feet	No Reference	40%		
Town	Bedford		Aquifer Protection Overlay	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	No Reference	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	Bedford	R-4A	Residence 4-Acre District (Single Family)		*Use permitted in all residential districts if approved as a conservation subdivision under Part 281 of the Town Law or as a conservation development. These laws are saved on the server. **In a residence districts, the Planning Board may grant a special permit to create an accessory apartment in an existing single-family dwelling, but not in an accessory structure. The owner of the lot on which the accessory apartment is located shall occupy at least one of the dwelling units on the premises. No more than five persons shall occupy the lot. There should be no more than one accessory apartment per lot. The accessory apartment shall contain at least 400 square feet and not more than 800 SF of gross floor area but shall not exceed 25% of the total floor area of the principal residence structure unless, in the opinion of the Planning Board, a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building. Detailed accessory apartment regulations are saved in the server folder. ***In R-2A and R-4A Districts, the Planning Board may grant a special permit to create a cottage in an existing accessory building provided some conditions. There shall be no more than one cottage per lot. The cottage shall contain at least 400 SF and not more than 800 SF of gross floor area, but shall not exceed 25% of the total floor area of the principal residence structure unless, in the opinion of the Planning Board, a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building. Detailed Cottage regulations are saved in the server folder.	No reference	No reference	No reference	No reference
Town	Bedford	R-2A	Residence 2-Acre District (Single Family)		In any residence district, the Town Board may grant a special permit for the operation of a group-care facility. The minimum lot area required for the establishment of a group-care facility shall be the same as that required for other dwellings in the district in which it is located, except that the minimum lot area requirement shall be increased by 10% for each nonsupervisory resident in the excess of six up to the maximum permitted number of 12.	No reference	No reference	No reference	No reference
Town	Bedford	R-1A	Residence 1-Acre District (Single Family)		Conservation Development: The Town of Bedford has detailed Conservation Development regulations. They are saved in the server folder. The use of the conservation development procedure shall apply to lots without residence structures in the R-4A, R-2A, R-1A, R-1/2A and R-1/4A Districts which have a minimum contiguous area of 10 acres or five times the minimum lot size of the zoning district in which they are located, whichever is greater. In a conservation development, there are specific restrictions for maximum density, attached dwelling units size and type, and dimensional requirements. The permitted number of dwelling units may be increased by not more than 25% if the applicant constructs the additional units as middle-income dwelling units for sale or for rent. There are specific min. floor area requirements, occupancy standards, and pricing standards for multiple-dwelling units. Bedford municipal employees, firemen, emergency personnel, and school employees are given priority for middle-income units.	No reference	No reference	No reference	No reference
Town	Bedford	R-1/2A	Residence 1/2-Acre District (Single Family)			No reference	No reference	No reference	No reference
Town	Bedford	R-1/4A	Residence 1/4-Acre District (Single Family)			No reference	No reference	No reference	No reference

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	Bedford	TF	Residence 2-Family District			No reference	No reference	No reference	No reference
Town	Bedford	VA	Residence Village Apartment District			No reference	No reference	No reference	No reference
Town	Bedford	MF	Residence Multifamily District			No reference	No reference	No reference	No reference
Town	Bedford	EL	Housing for Elderly District		*The purpose of the EL District is to provide increased housing opportunities for the elderly population of the Town of Bedford. At least 20% of the dwelling units constructed in the EL District shall be middle-income dwelling units as defined in this code.	No reference	No reference	No reference	No reference
Town	Bedford	DH	Diversified Housing		*The purpose of the DH District is to provide increased housing opportunities in the Town of Bedford for an economically diverse population who, because of reasons of cost, are presently excluded from purchasing residences in the Town of Bedford. At least 20% of the dwelling units constructed in the DH District shall be middle-income dwelling units as defined in this code. The maximum price which may be charged for the 20% of shall be determined by a formula described in the zoning code saved in the folder on the server. Middle-income dwelling units are defined as a dwelling unit the rental or sales price of which does not exceed the maximum allowable level as defined in Section 125-56.	No reference	No reference	No reference	No reference
Town	Bedford	RO	Research Office	0.1	*Any use permitted in and subject to the regulations of the most restrictive residence district which abuts the perimeter of a Research Office District are permitted. For the purposes of this use, property across a public street from Research Office District shall be considered as abutting the perimeter of the district.	No reference	No reference	No reference	No reference

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	Bedford	PB-O	Planned Business Office	0.3		No reference	No reference	No reference	No reference
Town	Bedford	PB-O(K)	Planned Business Office (Katonah) (added 1985)	0.3	*2-family dwellings allowed via special use permit in buildings existing prior to September 1, 1985. **Multifamily dwellings allowed via special use permit in residences existing prior to September 1, 1985 on lots of less than 20,000 SF. (the ordinance text says this is 2-family dwelling units)	No reference	No reference	No reference	No reference
Town	Bedford	PB-R	Planned Business Retail	Not Applicable		No reference	No reference	No reference	No reference
Town	Bedford	NB	Neighborhood Business	Not Applicable		No reference	No reference	No reference	No reference
Town	Bedford	CB	Central Business	Not Applicable		No reference	No reference	No reference	No reference
Town	Bedford	RB	Roadside Business	Not Applicable		No reference	No reference	No reference	No reference
Town	Bedford	LI	Light Industrial	Not Applicable		No reference	No reference	No reference	No reference
Town	Bedford		Aquifer Protection Overlay	UNDERLYING DISTRICT	*The Aquifer Protection Overlay District limits wastewater discharge from on-site sewage disposal systems and use of substances that could affect the groundwater.	No reference	No reference	No reference	No reference

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED LAND USE								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Briarcliff Manor	R80A	Single-Family Residential		Yes	80,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*, **	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No
Village	Briarcliff Manor	R60A	Single-Family Residential		Yes	60,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*, **	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No
Village	Briarcliff Manor	R40A	Single-Family Residential		Yes	40,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No
Village	Briarcliff Manor	R40B	Single-Family Residential		Yes	40,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED LAND USE								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
Village	Briarcliff Manor	R30A	Single-Family Residential		Yes	30,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No	
Village	Briarcliff Manor	R20A	Single-Family Residential		Yes	20,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No	
Village	Briarcliff Manor	R20B	Single-Family Residential District		Yes	20,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No	
Village	Briarcliff Manor	R12B	Single-Family Residential District		Yes	12,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No	

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED LAND USE								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Briarcliff Manor	R10B	Single-Family Residential District		Yes	10,000 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No
Village	Briarcliff Manor	RT4B	Single-Family Residential District		Yes	7,260 SF (when bonus applied), otherwise 10,890 SF	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No
Village	Briarcliff Manor	R30M	Multi-Family Residence District		Yes	5,000 SF Multi-Family (5,000 SF/Dwelling Unit); 12,000 SF Single-Family	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED LAND USE								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
Village	Briarcliff Manor	EC	Eldercare Community Residence District		Yes	217,800 SF	No	No	No	No	As of Right	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	Yes*	
Village	Briarcliff Manor	B1	Retail Business District		Yes	4,000 SF per building	No	Special Use	Special Use	Special Use	Special Use	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No	
Village	Briarcliff Manor	B1A	Retail Business and Residential District		Yes	4,000 SF per building	No	As of Right*, Special Use	As of Right*, Special Use	As of Right*, Special Use	As of Right*, Special Use	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	Yes	
Village	Briarcliff Manor	B2	General Business, Including Light Industry District	No	Yes	4,000 SF per building	No	No	No	No	No	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	No	NA	No	

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED LAND USE								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Briarcliff Manor	B	Planned Office Building and Laboratory District	No	Yes	400,000 SF	No	No	No	No	No	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	As of Right*	Yes*	Yes*
Village	Briarcliff Manor	BT	Business Transitional District	No	Yes	400,000SF	No	No	No	No	No	A building containing two or more dwelling units or a part of a building above a permitted business use containing two or more dwelling units.	As of Right*	*Yes	Yes*

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Briarcliff Manor	R80A	Single-Family Residential	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 65 FT if building > 3,500 SF	25 FT/55FT if building < or + 3,500 SF, 40FT/80FT if building > 3,500 SF	**10 residents/acre in continuing care retirement communities (CCRCs), no more than 6 ILUs per acre in CCRCs	10% for CCRC uses, otherwise not specified	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	R60A	Single-Family Residential	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 65 FT if building > 3,500 SF	25 FT/55FT if building < or + 3,500 SF, 40FT/80FT if building > 3,500 SF	**10 residents/acre in continuing care retirement communities (CCRCs), no more than 6 ILUs per acre in CCRCs	11%, 10% for CCRC uses	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	R40A	Single-Family Residential	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 55 FT if building > 3,500 SF	22 FT/50FT if building < or + 3,500 SF, 30FT/60FT if building > 3,500 SF	Not specified	12%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	R40B	Single-Family Residential	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 55 FT if building > 3,500 SF	22 FT/50FT if building < or + 3,500 SF, 30FT/60FT if building > 3,500 SF	Not Specified	12%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Briarcliff Manor	R30A	Single-Family Residential	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 50 FT if building > 3,500 SF	20 FT/45FT if building < or + 3,500 SF, 25FT/55FT if building > 3,500 SF	Not Specified	13%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	R20A	Single-Family Residential	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 45 FT if building > 3,500 SF	18FT/40FT if building < or + 3,500 SF, 20FT/45FT if building > 3,500 SF	Not Specified	15%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	R20B	Single-Family Residential District	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 45 FT if building > 3,500 SF	18FT/40FT if building < or + 3,500 SF, 20FT/45FT if building > 3,500 SF	Not specified	15%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	R12B	Single-Family Residential District	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 40 FT if building > 3,500 SF	16FT/35FT if building < or + 3,500 SF, 18FT/39FT if building > 3,500 SF	Not specified	18%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Briarcliff Manor	R10B	Single-Family Residential District	No	No	No	See Comments	40 FT if building < or + 3,500 SF, 40 FT if building > 3,500 SF	12FT/25FT if building < or + 3,500 SF, 14FT/30FT if building > 3,500 SF	Not specified	20%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	RT4B	Single-Family Residential District	No	No	Mentioned, no zero lot line mentioned	For moderate income dwelling units there are occupancy restrictions: 1 bedroom 2 person maximum, 2 bedroom 4person maximum, 3 bedroom 6 person maximum and 4 bedroom 8 person maximum	200 FT if building < or + 3,500 SF, 200 FT if building > 3,500 SF	50FT/100FT if building < or + 3,500 SF, 50FT/100FT if building > 3,500 SF	4 dwelling units per acre, 6 dwelling units per acre with density bonus (50% of permitted increase as moderate cost dwelling units). Moderate cost units must be similar to market rate units.	23%	Not Specified	800 SF
Village	Briarcliff Manor	R30M	Multi-Family Residence District	No	No	No	*On a lot of 30,000 SF or more, one or more structures for multifamily occupancy, provided there shall be on the same lot an enclosed, suitable surface play area for small children having an area of not less than 200 SF for each dwelling unit therein.	40	30FT/60FT Multi-Family, 16FT/35FT Single-Family	Not specified	15% Multi-Family, Not specified for Single-Family	Not Specified	750 SF

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Briarcliff Manor	EC	Eldercare Community Residence District	No	No	No	Subject to additional provisions at site plan review.	100	20 FT/40 FT	25 persons/acre, includes residents & staff	Not Specified	Not Specified	Not Specified
Village	Briarcliff Manor	B1	Retail Business District	No	No	No	Not Specified	10	Not Specified	Not specified	25%	Not Specified	750SF average livable floor area per dwelling when converted for multifamily dwelling
Village	Briarcliff Manor	B1A	Retail Business and Residential District	No	No	No	*Multifamily developments; provided that the overall residential portion of the building does not exceed 80% of the gross floor area of the building or group of buildings, and provided that no ground floor dwelling units shall front on any public right-of-way.	10	Not Specified	Not specified	25%	Not Specified	750 SF
Village	Briarcliff Manor	B2	General Business, Including Light Industry District	No	No	No	NA	10	Not Specified	Not specified	25%	Not Specified	Not Applicable

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Briarcliff Manor	B	Planned Office Building and Laboratory District	No	No	No	See Restrictions on Accessory Units	100	100/200	Not specified	10%	Not Specified	750SF
Village	Briarcliff Manor	BT	Business Transitional District	No	No	No	See Restrictions on Accessory Units	100	100/200	Not specified	25%	20% of minimum lot size; 10% of remainder	750 SF

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Briarcliff Manor	R80A	Single-Family Residential	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R60A	Single-Family Residential	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R40A	Single-Family Residential	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R40B	Single-Family Residential	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Briarcliff Manor	R30A	Single-Family Residential	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R20A	Single-Family Residential	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R20B	Single-Family Residential District	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R12B	Single-Family Residential District	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Briarcliff Manor	R10B	Single-Family Residential District	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	RT4B	Single-Family Residential District	Not Specified	*Conversion to Multi-Family-On lots of 10 acres or more the conversion of a residential building in existence at the time of the enactment of this chapter to a multifamily use, provided that: (a) The number of dwelling units therein does not exceed the lot area thereof divided by the minimum lot area per family specified in the schedule for the district in which it is situated; (b) Such building is located at least 100 feet from any side or rear lot line; (c) The average livable floor area per dwelling unit therein is not less than 750 square feet; and (d) There is provided one off-street parking unit for each dwelling unit therein.	No	No	No	No
Village	Briarcliff Manor	R30M	Multi-Family Residence District	Not Specified		No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Briarcliff Manor	EC	Eldercare Community Residence District	Not Specified	*Uses which are normally accessory to an eldercare community may be provided, including the following: indoor and outdoor recreation for residents and their guests only; continuing education, crafts and hobbies for residents and their guests only; living, dining, laundry, security and housekeeping facilities for common use of residents only; central kitchen for food served in dining areas or distribution to individual dwelling accommodations and units; restaurant for residents and their guests only, with no cash transactions allowed; medical and dental services for residents only with no cash transactions allowed; small retail shops for the sale of goods or rendering of personal services (such as hairdresser, banking, etc.) only to residents, with no cash transactions allowed; off-street parking areas; and signs and outdoor lighting standards	No	No	No	No
Village	Briarcliff Manor	B1	Retail Business District	Not Specified		No	No	No	No
Village	Briarcliff Manor	B1A	Retail Business and Residential District	Not Specified		No	No	No	No
Village	Briarcliff Manor	B2	General Business, Including Light Industry District	Not Specified		No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Briarcliff Manor	B	Planned Office Building and Laboratory District	Not Specified	*Dwelling spaces for caretakers or other resident employees, watchman and their families; residential guest facilities, commensurate with the reasonable requirements for transient visitors to principal office buildings or research laboratories.	No	No	No	No
Village	Briarcliff Manor	BT	Business Transitional District	0.25	*Dwelling spaces for caretakers or other resident employees, watchman and their families; residential guest facilities, commensurate with the reasonable requirements for transient visitors to principal office buildings or research laboratories.	No	No	No	No

Village of Bronxville

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Bronxville	Residence AAA	AAA - One Family Residence		Yes	30,000	As of Right	No	No	No	No	Multiple Dwelling: A building or portion thereof containing more than one dwelling unit*	No	No	No
Village	Bronxville	Residence AA	AA - One Family Residence		Yes	15,000	As of Right	No	No	No	No	same as above	No	No	N/A
Village	Bronxville	Residence A	A - One Family Residence		Yes	12,000	As of Right	No	No	No	No	same as above	No	No	
Village	Bronxville	Residence B	Two-Story Multiple Residence District		Yes	12,000 (2,750/DU)	As of Right	As of Right	As of Right	As of Right	As of Right	same as above	No	NA	Yes
Village	Bronxville	Residence C	C - Three-Story Multiple Residence District		Yes	12,000 (1,750/DU)	As of Right	As of Right	As of Right	As of Right	As of Right	same as above	No	NA	Yes
Village	Bronxville	Residence D	D - Six-Story Multiple Residence District		Yes	12,000 (1,500/DU)	As of Right	As of Right	As of Right	As of Right	As of Right	same as above	No	NA	Yes
Village	Bronxville	Business A	Central Business District A	no	Yes	Not Specified	No	No	No	No	No	same as above	Yes	Shall not exceed 2000 gross SF/DU; No unit located at street level	Yes
Village	Bronxville	CBAT	Central Business A Transition District		No	None	Special Use	Special Use	Special Use	Special Use	Special Use	same as above	Special Use	NA	Special Use

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Bronxville	Business B	B - Service Business District	no	Yes	Not Specified	No	No	No	No	No	same as above	Yes	Shall not exceed 2000 gross SF/DU; No unit located at street level	Yes

Village of Bronxville

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Village	Bronxville	Residence AAA	AAA - One Family Residence	No reference	No reference	No Reference	N/A	25	15	N/A	25%	50%
Village	Bronxville	Residence AA	AA - One Family Residence	No reference	No reference	No Reference	N/A	25	15	N/A	25%	50%
Village	Bronxville	Residence A	A - One Family Residence	No reference	No reference	No Reference	N/A	25	15	N/A	25%	50%
Village	Bronxville	Residence B	Two-Story Multiple Residence District	No reference	No reference	No Reference	None	20	12	1DU/2,750SF	25%	25%
Village	Bronxville	Residence C	C - Three-Story Multiple Residence District	No reference	No reference	No Reference	None	20 feet	12 feet	1DU/1,750SF	25%	based on DU: Must provide 400SF/DU of open space
Village	Bronxville	Residence D	D - Six-Story Multiple Residence District	No reference	No reference	No Reference	None	20 feet**	12 feet**	1DU/1,500SF	25% or Special Permit for 10% additional for parking***	based on DU: must provide 300SF/DU of open space
Village	Bronxville	Business A	Central Business District A	No reference	No reference	No Reference	None	Not Required	Not Required	N/A	N/A	None
Village	Bronxville	CBAT	Central Business A Transition District	No reference	No reference	No Reference	None	Not Required	Not Required	Not Required		

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Village	Bronxville	Business B	B - Service Business District	No reference	No reference	No Reference	None	Not Required	Not Required	N/A	None	None

Town/City/Village	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Village	Bronxville	Residence AAA	AAA - One Family Residence	None	Based on lot size, not district. See Chart in file folder	*As per Zoning Definitions section	None	None	None	None
Village	Bronxville	Residence AA	AA - One Family Residence	None	Based on lot size, not district. See Chart in file folder	*As per Zoning Definitions section	None	None	None	None
Village	Bronxville	Residence A	A - One Family Residence	None	Based on lot size, not district. See Chart in file folder	*As per Zoning Definitions section	None	None	None	None
Village	Bronxville	Residence B	Two-Story Multiple Residence District	None	Based on lot size, not district. See Chart in file folder	*As per Zoning Definitions section	None	None	None	None
Village	Bronxville	Residence C	C - Three-Story Multiple Residence District	None	Based on lot size, not district. See Chart in file folder	*As per Zoning Definitions section	None	None	None	None
Village	Bronxville	Residence D	D - Six-Story Multiple Residence District	None	Based on lot size, not district. See Chart in file folder	*As per Zoning Definitions section; **exceptions for age restricted multiple residence facilities, 5' front yard, 60' side yard; *** 55% for age restricted multiple residence facilities	None	None	None	None
Village	Bronxville	Business A	Central Business District A	None	1	*As per Zoning Definitions section	None	None	None	None
Village	Bronxville	CBAT	Central Business A Transition District			All uses and bulk regulations within the CBAT District shall be determined by the Board of Trustees on a case-by-case basis for each parcel in the district by resolution following a public hearing, provided that permitted uses may include only those non-special permit uses permitted in the Central Business A District, irrespective of the location of the CBAT District, and further provided that in no event shall dry cleaner be a permitted use, even if no cleaning plant is on the premises.				

Town/City/Village	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Village	Bronxville	Business B	B - Service Business District	None	1.6	*As per Zoning Definitions section	None	None	None	None

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Buchanan	R-40	Residential District		Yes	40,000 SF	As of Right	No	No	No	No	A building or structure designed for occupancy by three (3) or more families living independently of each other and containing three (3) or more DUs.	Special Use	*Yes	No
Village	Buchanan	R-20	Residential District		Yes	20,000 SF	As of Right	No	No	No	No	Same as above	Special Use	*Yes	No
Village	Buchanan	R-15	Residential District		Yes	15,000 SF	As of Right	No	No	No	No	Same as above	Special Use	*Yes	No
Village	Buchanan	R-10	Residential District		Yes	10,000 SF	As of Right	No	No	No	No	Same as above	Special Use	*Yes	No

Village of Buchanan

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Buchanan	R-7.5	Residential District		Yes	7,500 SF	As of Right	No	No	No	No	Same as above	Special Use	*Yes	No
Village	Buchanan	C-1	Neighborhood Commercial District		Yes	10,000 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	Same as above	Special Use	**Yes	Yes, required for any 2,3,4 and multifamily use
Village	Buchanan	C-2	General Commercial District		Yes	20,000 SF	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	Same as above	Special Use	**Yes	Yes, required for any 2,3,4 and multifamily use
Village	Buchanan	M-1	Light Industrial District	No	Yes	20,000 SF	No	No	No	No	No	Same as above	No	NA	No
Village	Buchanan	M-2	Planned Industrial District	No	Yes	80,000 SF	No	No	No	No	No	Same as above	No	NA	No

Village of Buchanan

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Buchanan	R-40	Residential District	Accessory Unit - One, otherwise not specified	Not specified	No	NA	30 FT	20 FT/50 FT	Not specified	Not specified	25%	300 SF for accessory apartments, otherwise not specified	Not specified
Village	Buchanan	R-20	Residential District	Accessory Unit - One, otherwise not specified	Not specified	No	NA	30 FT	15 FT/40 FT	Not specified	Not specified	30%	300 SF for accessory apartments, otherwise not specified	Not specified
Village	Buchanan	R-15	Residential District	Accessory Unit - One, otherwise not specified	Not specified	No	NA	30 FT	10 FT/25 FT	Not specified	Not specified	30%	300 SF for accessory apartments, otherwise not specified	Not specified
Village	Buchanan	R-10	Residential District	Accessory Unit - One, otherwise not specified	Not specified	No	NA	30 FT	10 FT/20 FT	Not specified	Not specified	30%	300 SF for accessory apartments, otherwise not specified	Not specified

Village of Buchanan

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Buchanan	R-7.5	Residential District	Accessory Unit - One, otherwise not specified	Not specified	No	NA	30 FT	10 FT/20 FT	Not specified	Not specified	30%	300 SF for accessory apartments, otherwise not specified	Not specified
Village	Buchanan	C-1	Neighborhood Commercial District	Accessory Unit - One, otherwise not specified	Not specified	No	Only allowed in mixed use	30 FT	5 FT/15 FT (20 if abutting a residential district)	Four DU/acre over commercial establishments	Not specified	50%	300 SF for accessory apartments, 750 SF for units over commercial space, otherwise not specified	Not specified
Village	Buchanan	C-2	General Commercial District	Accessory Unit - One, otherwise not specified	Not specified	No	Only allowed in mixed use	30 FT	5 FT/15 FT (20 if abutting a residential district)	Four DU/acre over commercial establishments	Not specified	50%	300 SF for accessory apartments, 750 SF for units over commercial space, otherwise not specified	Not specified
Village	Buchanan	M-1	Light Industrial District	NA	NA	NA	NA	50 FT	25 FT/50 FT	Not specified	Not specified	50%	NA	Not specified
Village	Buchanan	M-2	Planned Industrial District	NA	NA	NA	NA	75 FT	50 FT/100 FT	Not specified	Not specified	40%	NA	Not specified

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Buchanan	R-40	Residential District	*Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No
Village	Buchanan	R-20	Residential District	*Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No
Village	Buchanan	R-15	Residential District	*Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No
Village	Buchanan	R-10	Residential District	*Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Buchanan	R-7.5	Residential District	*Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No
Village	Buchanan	C-1	Neighborhood Commercial District	*Dwelling units in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of seven hundred fifty (750) square feet, with a maximum of four (4) dwelling units per acre. No more than fifty percent (50%) of total floor area may be utilized for residential purposes. **Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No
Village	Buchanan	C-2	General Commercial District	*Dwelling units in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of seven hundred fifty (750) square feet, with a maximum of four (4) dwelling units per acre. No more than fifty percent (50%) of total floor area may be utilized for residential purposes. **Allowed in one-family residences only. Owner of the single-family lot must occupy the primary or accessory unit as his/her primary residence, one accessory apartment on any lot, accessory unit shall be subordinate in area to the principle dwelling and limited to occupancy by two (2) persons. Not permitted on a lot where boarding or home occupation are in use, principle use of premises must be a single-family detached unit, accessory apartment may not be in accessory building or structure. Structure must be in a reasonable state of repair. Only one bedroom allowed, minimum size of 300 SF, maximum 600 SF, not allowed to exceed 33% of gross area of building where located. Permit and renewals required.	No	No	No	No
Village	Buchanan	M-1	Light Industrial District		No	No	No	No
Village	Buchanan	M-2	Planned Industrial District		No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Cortlandt	RG	General Residential		Yes	8,000	As of Right	Special Use*	No	No	No	A dwelling containing three or more dwelling units. The term "multiple dwelling" shall have the same meaning as "multifamily dwelling."	Special Use	Limitations on SF of unit and limited to two bedrooms. More details located in section saved to server file folder	No
Town	Cortlandt	R-10	Single-Family Residential		Yes	10,000	As of Right	Special Use*	No	No	No	same as above	Special Use*	same as above	No
Town	Cortlandt	R-15	Single-Family Residential		Yes	15,000	As of Right	Special Use*	No	No	No	same as above	Special Use	same as above	No
Town	Cortlandt	R-20	Single-Family Residential		Yes	20,000	As of Right	Special Use*	No	No	No	same as above	Special Use	same as above	No
Town	Cortlandt	R-40A	Single-Family and Two Family Residential		Yes	40,000	As of Right	Special Use*	No	No	No	same as above	Special Use	same as above	No
Town	Cortlandt	R-40	Single-Family Residential		Yes	40,000	As of Right	Special Use*	No	No	No	same as above	Special Use	same as above	No
Town	Cortlandt	R-80	Single-Family Residential		Yes	80,000	As of Right	Special Use*	No	No	No	same as above	Special Use	same as above	No
Town	Cortlandt	R-160	Single-Family Residential		Yes	160,000	As of Right	Special Use*	No	No	No	same as above	Special Use	same as above	No

Town of Cortlandt

Municipal Zoning Review

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Cortlandt	CROS	Conservation, Recreation, and Open Space Districts		Yes	653,400	As of Right	No	No	No	No	same as above	Special Use	same as above	No
Town	Cortlandt	CC	Community Commercial		Yes	15000 or 7,500/DU 7500 or 5,000/DU	As of Right	No	No	No	No	same as above	No		Yes
Town	Cortlandt	HC	Highway Commercial		Yes	20,000	As of Right	No	No	No	No	same as above	Special Use*	see comments	No
Town	Cortlandt	HC-9A	Highway Commercial/Multi Family		Yes	20000 (7,500 per DU)	As of Right	No	*As of Right	*As of Right	*As of Right	same as above	No		Yes
Town	Cortlandt	CD	Designed Commercial	No	Yes	80,000	No	No	No	No	No	same as above	Special Use*	see comments	Yes*
Town	Cortlandt	MD	Designed Industrial	No	Yes	217,800	No	No	No	No	No	same as above	No		No
Town	Cortlandt	M-1	Light Industrial	No	Yes	20,000	No	No	No	No	No	same as above	No		No
Town	Cortlandt	PROS	Parks, Recreation and Open Space District	No	Yes	NA	No	No	No	No	No	same as above	No		No
Town	Cortlandt	REUSE - A	Special District - Camp Smith Reuse District		Yes	5,000/ DU	Special Use	Special Use	Special Use	Special Use	Special Use	same as above	Special Use		Yes
Town	Cortlandt	REUSE - B	Special District - Camp Smith Reuse District		Yes	5,000/ DU	Special Use	Special Use	Special Use	Special Use	Special Use	same as above	Special Use		Yes

Town of Cortlandt

Municipal Zoning Review

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Cortlandt	Aquifer Protection District	Special District - Aquifer Protection District		Yes	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	same as above	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT
Town	Cortlandt	Cluster Development	Cluster Development*			Allowed in any R or CC district "Floating"	Development Review	Development Review	Development Review	Development Review	Development Review	same as above	No		No
Town	Cortlandt	CBD	Special District - Community Betterment District			5,000 for single family	Special Use	Special Use	Special Use	Special Use	Special Use	same as above	No		Yes
Town	Cortlandt	LN/SCD	Special District - Existing Legal, Nonconforming Senior Citizen Developments			Not Applicable	Special Use	Special Use	Special Use	Special Use	Special Use	same as above	no		No
Town	Cortlandt	RRUSP	Special Districts- Residential Reuse Special Permit			"Floating District"	Special Use	Special Use	Special Use	Special Use	Special Use	same as above	no		No

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Cortlandt	RG	General Residential	2 for accessory units	None	No	NA	30	15% of width	none listed	65% of allowed FAR for residential	60%
Town	Cortlandt	R-10	Single-Family Residential	1 for accessory units*	None	No	NA	30	20% of width	none listed	65% of allowed FAR for residential	50%
Town	Cortlandt	R-15	Single-Family Residential	2 for accessory units	None	No	NA	35	15% of width	none listed	65% of allowed FAR for residential	50%
Town	Cortlandt	R-20	Single-Family Residential	2 for accessory units	None	No	NA	40	15% of width	none listed	65% of allowed FAR for residential	50%
Town	Cortlandt	R-40A	Single-Family and Two Family Residential	2 for accessory units	None	No	NA	50	15% of width	none listed	65% of allowed FAR for residential	40%
Town	Cortlandt	R-40	Single-Family Residential	2 for accessory units	None	No	NA	50	15% of width	none listed	65% of allowed FAR for residential	30%
Town	Cortlandt	R-80	Single-Family Residential	2 for accessory units	None	No	NA	50	15% of width	none listed	65% of allowed FAR for residential	30%
Town	Cortlandt	R-160	Single-Family Residential	2 for accessory units	None	No	NA	none listed	none listed	none listed	none listed	none listed

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Cortlandt	CROS	Conservation, Recreation, and Open Space Districts	2 for accessory units	None	No	NA	50	5	none listed	65% of allowed FAR for residential	30%
Town	Cortlandt	CC	Community Commercial	2 for accessory units	None	No	NA	30	10	none listed	25%	70%
Town	Cortlandt	HC	Highway Commercial	1*	None	No	NA	30	30	none listed	20%	70%
Town	Cortlandt	HC-9A	Highway Commercial/Multi Family	2*	None	Yes	NA	30	25 for MF 10 for SF	none listed		75%
Town	Cortlandt	CD	Designed Commercial	1*	None	No	NA	75	50	none listed	20%	75%
Town	Cortlandt	MD	Designed Industrial	NA	None	No	NA	75	75	none listed	25%	40%
Town	Cortlandt	M-1	Light Industrial	NA	None	No	NA	40	20	none listed	35%	none listed
Town	Cortlandt	PROS	Parks, Recreation and Open Space District	NA	None	No	NA	none listed	none listed	none listed	none listed	none listed
Town	Cortlandt	REUSE - A	Special District - Camp Smith Reuse District	2 for accessory units	None	Yes	No	none listed	none listed	none listed	none listed	none listed
Town	Cortlandt	REUSE - B	Special District - Camp Smith Reuse District	2 for accessory units	None	Yes	No	none listed	none listed	none listed	none listed	none listed

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Cortlandt	Aquifer Protection District	Special District - Aquifer Protection District	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT	UNDERLYING DISTRICT
Town	Cortlandt	Cluster Development	Cluster Development*	None	None	Yes	No	none listed	none listed	none listed	none listed	none listed
Town	Cortlandt	CBD	Special District - Community Betterment District	6 bedrooms/acre; 10 bedrooms/acre with special approval	None	Yes	No	none listed	none listed	none listed	none listed	none listed
Town	Cortlandt	LN/SCD	Special District - Existing Legal, Nonconforming Senior Citizen Developments	None	None	Yes	No	none listed	none listed	none listed	none listed	none listed
Town	Cortlandt	RRUSP	Special Districts- Residential Reuse Special Permit	Total development average of 2 bedroom	None	Yes	No	none listed	none listed	20DU/ACRE	none listed	none listed

Town/City/Village	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.**	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Town	Cortlandt	RG	General Residential	800***	none	*SP for 2 family only in Transitional zones. See notes in server file folder; ** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-10	Single-Family Residential	800***	0.25	*On "Cortlandt Boulevard" Route 6, 2 accessory apartments are permitted but limited to 1 bedroom. Does not have to be owner occupied main unit; ** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-15	Single-Family Residential	800***	0.23	** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-20	Single-Family Residential	800***	0.21	** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-40A	Single-Family and Two Family Residential	800***	0.13	** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-40	Single-Family Residential	800***	0.13	Carekeeper's dwelling unit is a permitted use: ** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-80	Single-Family Residential	800***	0.1	Carekeeper's dwelling unit is a permitted use: ** FAR is a based on minimum lot size; ***Applicable when converting camps to DU -- see section in server file.	No reference	No reference	No reference	No reference
Town	Cortlandt	R-160	Single-Family Residential	800***	0.1	Carekeeper's dwelling unit is a permitted use; ** FAR is a based on 80,000 lot; ***Applicable when converting camps to DU -- see section in server file; The R-160 district is not listed on the table of dimensional regulations. The R-160 district appears to only be the FDR VA Hospital Property.	No reference	No reference	No reference	No reference

Town/City/Village	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.**	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Town	Cortlandt	CROS	Conservation, Recreation, and Open Space Districts	None	None	Carekeeper's dwelling unit is a permitted use	No reference	No reference	No reference	No reference
Town	Cortlandt	CC	Community Commercial	None	None	Maximum floor area 12000 SF	No reference	No reference	No reference	No reference
Town	Cortlandt	HC	Highway Commercial	None	None	*Only permitted on "Cortlandt Boulevard" -- Route 6. Copy of this section of code is saved to the server.	No reference	No reference	No reference	No reference
Town	Cortlandt	HC-9A	Highway Commercial/Multi Family	None	None	*3 and 4 units are limited to 2 bedrooms per unit	No reference	No reference	No reference	No reference
Town	Cortlandt	CD	Designed Commercial	None	None	*Only permitted on "Cortlandt Boulevard" -- Route 6. Copy of this section of code is saved to the server.	No reference	No reference	No reference	No reference
Town	Cortlandt	MD	Designed Industrial	None	None		No reference	No reference	No reference	No reference
Town	Cortlandt	M-1	Light Industrial	None	None		No reference	No reference	No reference	No reference
Town	Cortlandt	PROS	Parks, Recreation and Open Space District	None	None		No reference	No reference	No reference	No reference
Town	Cortlandt	REUSE - A	Special District - Camp Smith Reuse District	None	None		No reference	No reference	No reference	No reference
Town	Cortlandt	REUSE - B	Special District - Camp Smith Reuse District	None	None		No reference	No reference	No reference	No reference

Town/City/Village	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.**	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Town	Cortlandt	Aquifer Protection District	Special District - Aquifer Protection District	UNDERLYING DISTRICT	UNDERLYING DISTRICT	*Permitted residential uses are the same as the underlying district	No reference	No reference	No reference	No reference
Town	Cortlandt	Cluster Development	Cluster Development*	none	none	Saved regs to Word doc on server.	No reference	No reference	No reference	No reference
Town	Cortlandt	CBD	Special District - Community Betterment District	none	none	Floating district	No reference	No reference	No reference	No reference
Town	Cortlandt	LN/SCD	Special District - Existing Legal, Nonconforming Senior Citizen Developments	none	none	Floating district	No reference	No reference	No reference	No reference
Town	Cortlandt	RRUSP	Special Districts- Residential Reuse Special Permit	none	none		No reference	No reference	No reference	No reference

Village of Croton-on-Hudson

Municipal Zoning Analysis

Town/City Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Croton-on-Hudson	C-1	Central Commercial	No	Yes	Not Applicable	No	No	No	No	No	"multiple dwelling": A building or portion thereof containing three or more dwelling units.	No	NA	Yes (with special permit)
Village	Croton-on-Hudson	C-2	General Commercial	No	Yes	Not Applicable	No	No	No	No	No	same as above	No	NA	Yes (with special permit)
Village	Croton-on-Hudson	LI	Light Industrial	No	Yes	130,680	No	No	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	O-1	Limited Office		Yes	Not Applicable	As of Right	As of Right*	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	O-2	Limited Office	No	Yes	43,560	No	No	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	PRE-1	Park, Recreation, and Education - Passive Open Space	No	Yes	Not Applicable	No	No	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	PRE-2	Park, Recreation, and Education - Active Open Space	No	Yes	Not Applicable	No	No	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	PRE-3	Park, Recreation, and Education - Educational Buildings	No	Yes	Not Applicable	No	No	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	RA-25	One-Family Residence		Yes	25,000 SF	As of Right*	No	No	No	No	same as above	Special Use	**Yes	No
Village	Croton-on-Hudson	RA-40	One-Family Residence		Yes	40,000 SF	As of Right	No	No	No	No	same as above	Special Use	**Yes	No

Town/City Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Croton-on-Hudson	RA-5	One-Family Residence		Yes	5,000 SF	As of Right	No	No	No	No	same as above	Special Use	**Yes	No
Village	Croton-on-Hudson	RA-9	One-Family Residence		Yes	9,375 SF	As of Right	No	No	No	No	same as above	Special Use	**Yes	No
Village	Croton-on-Hudson	RB	One-Family Residence		Yes	5,000 SF	As of Right*	As of Right*	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	RB	Two-Family Residence		Yes	2,500 SF/DU - in other words, a total of 5,000 SF	As of Right*	As of Right*	No	No	No	same as above	No	NA	No
Village	Croton-on-Hudson	RC	One-Family Residence		Yes	9,375 SF	As of Right*	As of Right*	As of Right	As of Right	As of Right	Dwelling for three or more families; lot under single owner	No	NA	No
Village	Croton-on-Hudson	RC	Multiple Residence		Yes	Total: 4 acres 3,000 SF/DU	As of Right*	As of Right*	As of Right	As of Right	As of Right		No	NA	No
Village	Croton-on-Hudson	WC	Waterfront Commercial	No	Yes	43,560	No	No	No	No	No		No	NA	No

Town/City Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Croton-on-Hudson	WD	Waterfront Development		Yes	District shall be comprised of 10 or more contiguous acres of dry land under single ownership. density: 5,000 SF/DU.*(for market rate)	As of Right	As of Right	As of Right	As of Right	As of Right		No	NA	No
Village	Croton-on-Hudson	MDU	Multiple Development Use			Floating District?	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*
Village	Croton-on-Hudson		Harmon/South Riverside Gateway Overlay area		Yes	Underlying District	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Yes
Village	Croton-on-Hudson		Municipal Place Gateway Overlay area		Yes	Underlying District	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District
Village	Croton-on-Hudson		North End Gateway Overlay area		Yes	Underlying District	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District

Village of Croton-on-Hudson

Municipal Zoning Analysis

Town/City Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)
Village	Croton-on-Hudson	C-1	Central Commercial	None	None		NA	Not Applicable	Not Required*				
Village	Croton-on-Hudson	C-2	General Commercial	None	None		NA	10 feet	Not Required*				
Village	Croton-on-Hudson	LI	Light Industrial	NA	NA		NA	50 feet	30 feet/80 feet				
Village	Croton-on-Hudson	O-1	Limited Office				NA	20 feet	10 feet				
Village	Croton-on-Hudson	O-2	Limited Office				NA	25 feet	25 feet				
Village	Croton-on-Hudson	PRE-1	Park, Recreation, and Education - Passive Open Space				NA	50 feet	25 feet		Not Applicable		
Village	Croton-on-Hudson	PRE-2	Park, Recreation, and Education - Active Open Space				NA	50 feet	25 feet		Not Applicable		
Village	Croton-on-Hudson	PRE-3	Park, Recreation, and Education - Educational Buildings				NA	50 feet	25 feet		Not Applicable		
Village	Croton-on-Hudson	RA-25	One-Family Residence				NA	40 feet	20 feet/50 feet		25%		Per DU: 1,200 Main floor: 880
Village	Croton-on-Hudson	RA-40	One-Family Residence				NA	50 feet	30 feet/80 feet		20%		Per DU: 1,400 Main floor: 880

Town/City Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)
Village	Croton-on-Hudson	RA-5	One-Family Residence				NA	15 feet	8 feet/20 feet		40%		Per DU: 880 Main floor: n/a
Village	Croton-on-Hudson	RA-9	One-Family Residence				NA	25 feet	12 feet/30 feet		35%		Per DU: 1,000 Main floor: 880
Village	Croton-on-Hudson	RB	One-Family Residence				NA	20 feet	8 feet/20 feet		40%		Per DU:880 Main floor: n/a
Village	Croton-on-Hudson	RB	Two-Family Residence				NA	20 feet	12 feet/30 feet		40%		Per DU:600 Main floor: n/a
Village	Croton-on-Hudson	RC	One-Family Residence				No	25 feet	12 feet/30 feet		35%		Per DU:1,000 Main floor: 880
Village	Croton-on-Hudson	RC	Multiple Residence				No	40 feet	25 feet/50 feet		30%		Per DU: 600
Village	Croton-on-Hudson	WC	Waterfront Commercial				NA	25 feet	30 feet/80 feet				

Town/City Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (feet)	Side Yard Setback (feet)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)
Village	Croton-on-Hudson	WD	Waterfront Development				No	20 feet	20 feet	1 DU/5000 sq. feet*	30%		Per DU:750 (market-rate) Per DU: 600 (affordable)**
Village	Croton-on-Hudson	MDU	Multiple Development Use	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Not more than 110% density before MDU designation*	Underlying District*	Underlying District*	Underlying District*
Village	Croton-on-Hudson		Harmon/South Riverside Gateway Overlay area				Underlying District	mixed use: min. 15 feet, max. 20 feet					
Village	Croton-on-Hudson		Municipal Place Gateway Overlay area				Underlying District						
Village	Croton-on-Hudson		North End Gateway Overlay area				Underlying District						

Town/City Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Croton-on-Hudson	C-1	Central Commercial	2	*Side yard requirement for lots within 25 feet of residence district boundary: 10 feet	No reference throughout ordinance	No reference throughout ordinance	No reference throughout ordinance	No reference throughout ordinance
Village	Croton-on-Hudson	C-2	General Commercial	0.5	*Side yard requirement for lots within 25 feet of residence district boundary: 10 feet				
Village	Croton-on-Hudson	LI	Light Industrial	0.5					
Village	Croton-on-Hudson	O-1	Limited Office	0.4	*Boarding or rooming house allowed as of right, with not more than three persons in addition to residing family				
Village	Croton-on-Hudson	O-2	Limited Office	0.4					
Village	Croton-on-Hudson	PRE-1	Park, Recreation, and Education - Passive Open Space	Not Applicable					
Village	Croton-on-Hudson	PRE-2	Park, Recreation, and Education - Active Open Space	Not Applicable					
Village	Croton-on-Hudson	PRE-3	Park, Recreation, and Education - Educational Buildings	Not Applicable					
Village	Croton-on-Hudson	RA-25	One-Family Residence	0.2	*All residential zoning districts allow roomer/boarder as an accessory use (not more than one); ** Owner must occupy DU, Allowed in only existing residences, must be at least 55 years old, only one accessory apt. allowed, accessory apt. in building, habitable floor area > 400 sq. feet < 750 sq. feet (or 33.3% of the habitable floor area), More details listed in file saved in folder.				
Village	Croton-on-Hudson	RA-40	One-Family Residence	0.15	** Owner must occupy DU, Allowed in only existing residences, must be at least 55 years old, only one accessory apt. allowed, accessory apt. in building, habitable floor area > 400 sq. feet < 750 sq. feet (or 33.3% of the habitable floor area), More details listed in file saved in folder.				

Town/City Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Croton-on-Hudson	RA-5	One-Family Residence	0.55	** Owner must occupy DU, Allowed in only existing residences, must be at least 55 years old, only one accessory apt. allowed, accessory apt. in building, habitable floor area > 400 sq. feet < 750 sq. feet (or 33.3% of the habitable floor area), More details listed in file saved in folder.				
Village	Croton-on-Hudson	RA-9	One-Family Residence	0.4	** Owner must occupy DU, Allowed in only existing residences, must be at least 55 years old, only one accessory apt. allowed, accessory apt. in building, habitable floor area > 400 sq. feet < 750 sq. feet (or 33.3% of the habitable floor area), More details listed in file saved in folder.				
Village	Croton-on-Hudson	RB	One-Family Residence	0.6	*Boarding- or rooming house allowed as of right, with not more than three persons in addition to residing family				
Village	Croton-on-Hudson	RB	Two-Family Residence	0.6	*Boarding- or rooming house allowed as of right, with not more than three persons in addition to residing family				
Village	Croton-on-Hudson	RC	One-Family Residence	0.4	*Boarding- or rooming house allowed as of right, with not more than three persons in addition to residing family				
Village	Croton-on-Hudson	RC	Multiple Residence	0.55	*Boarding- or rooming house allowed as of right, with not more than three persons in addition to residing family				
Village	Croton-on-Hudson	WC	Waterfront Commercial	0.5					

Town/City Village	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Croton-on-Hudson	WD	Waterfront Development	0.5	*For affordable dwelling units, the Village Board may permit additional DU not to exceed 5% of the number calculated for market-rate DU; **For affordable dwelling units, the exact amount of floor area is to be determined in concert with the Village's Affordable Housing Committee.				
Village	Croton-on-Hudson	MDU	Multiple Development Use	Underlying District*	*Specific regulations are saved in the folder. Most permitted uses are similar to underlying district. Max. residential density will not exceed 110% of the density allowed before MDU designation. A grouping of residences shall not exceed 200 feet in length. The distance between a grouping of residences shall be less than the height of the tallest building in the group.				
Village	Croton-on-Hudson		Harmon/South Riverside Gateway Overlay area	Underlying District or 0.35 for single use, 0.40 for multi-use properties 0.8 for mixed use (whichever is the most restrictive)	*Specific overlay regulations are saved in the folder				
Village	Croton-on-Hudson		Municipal Place Gateway Overlay area		*Specific overlay regulations are saved in the folder				
Village	Croton-on-Hudson		North End Gateway Overlay area		*Specific overlay regulations are saved in the folder				

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Dobbs Ferry	OF-1	One-Family Residential 1		Yes	40,000	As of Right	NO	NO	NO	NO	A building containing three or more residential dwelling units. Multi-family "complex" defined as two or more multi-family dwelling buildings in one development project.	NO	N/A	NO
Village	Dobbs Ferry	OF-2	One-Family Residential 2		Yes	20,000	As of Right	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	OF-3	One-Family Residential 3		Yes	15,000	As of Right	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	OF-4	One-Family Residential 4		Yes	10,000	As of Right	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	OF-5	One-Family Residential 5		Yes	7,500	As of Right	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	OF-6	One-Family Residential 6		Yes	5,000	As of Right	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	MDR-1	Mixed Density Residential 1			5,000~	As of Right	As of Right	As of Right	NO	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	MDR-2	Mixed Density Residential 2			5,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	MDR-H	Mixed Density Residential - Historic			10,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	B	Broadway			5,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Dobbs Ferry	MF-1	Multifamily 1			20,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	MF-2	Multifamily 2			20,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	MF-3	Multifamily 3			20,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	MF-4	Multifamily 4			20,000~	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	NO
Village	Dobbs Ferry	DB	Downtown Business			None*	Special Use	Special Use	As of Right	As of Right	As of Right**	same as above	NO	N/A	Yes^
Village	Dobbs Ferry	DT	Downtown Transition			None*	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	As of Right+
Village	Dobbs Ferry	DG	Downtown Gateway			None*	NO	NO	As of Right	As of Right	As of Right**	same as above	NO	N/A	As of Right+
Village	Dobbs Ferry	WF-A	Waterfront District A	no		None	NO	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	WF-B	Waterfront District B			None*	As of Right	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	As of Right*

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Dobbs Ferry	EI	Educational / Institutional			None*	Special Use*	Special Use*	Special Use*	Special Use*	Special Use** ^	same as above	NO	N/A	As of Right+
Village	Dobbs Ferry	CP	Chauncey Park			None*	NO	As of Right	As of Right	As of Right	As of Right**	same as above	NO	N/A	As of Right+
Village	Dobbs Ferry	OS-1	Dedicated (Open Space)	no		N/A	NO	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	OS-2	Reserved (Open Space)	no		N/A	NO	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry	OS-3	Reserved (Open Space)	no		N/A	NO	NO	NO	NO	NO	same as above	NO	N/A	NO
Village	Dobbs Ferry		Affordable Housing Component § 300-11.3			See comments*	See comments*	See comments*	See comments*	See comments*	See comments*	See comments*	NO	N/A	See comments*

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Dobbs Ferry	OF-1	One-Family Residential 1	N/A	N/A	NO	N/A	40 feet	20 feet/50 feet	N/A	15% {}	30% {}	N/A
Village	Dobbs Ferry	OF-2	One-Family Residential 2	N/A	N/A	NO	N/A	41 feet	21 feet/50 feet	N/A	18% {}	40% {}	N/A
Village	Dobbs Ferry	OF-3	One-Family Residential 3	N/A	N/A	NO	N/A	42 feet	22 feet/50 feet	N/A	20% {}	40% {}	N/A
Village	Dobbs Ferry	OF-4	One-Family Residential 4	N/A	N/A	NO	N/A	43 feet	23 feet/50 feet	N/A	22% {}	40% {}	N/A
Village	Dobbs Ferry	OF-5	One-Family Residential 5	N/A	N/A	NO	N/A	44 feet	24 feet/50 feet	N/A	25% {}	44% {}	N/A
Village	Dobbs Ferry	OF-6	One-Family Residential 6	N/A	N/A	NO	N/A	45 feet	25 feet/50 feet	N/A	27% {}	54% {}	N/A
Village	Dobbs Ferry	MDR-1	Mixed Density Residential 1	N/A	N/A	As of Right	N/A	46 feet	26 feet/50 feet	N/A	27% {}	54% {}	N/A
Village	Dobbs Ferry	MDR-2	Mixed Density Residential 2	N/A	N/A	As of Right	N/A	47 feet	27 feet/50 feet	N/A	27% {}	54% {}	N/A
Village	Dobbs Ferry	MDR-H	Mixed Density Residential - Historic	N/A	N/A	As of Right	N/A	48 feet	28 feet/50 feet	N/A	30% {}	60% {}	N/A
Village	Dobbs Ferry	B	Broadway	N/A	N/A	As of Right	N/A	49 feet	29 feet/50 feet	N/A	30% {}	60% {}	N/A

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Dobbs Ferry	MF-1	Multifamily 1	N/A	N/A	As of Right	N/A	50 feet	30 feet/50 feet	N/A	30% {}	60% {}	N/A
Village	Dobbs Ferry	MF-2	Multifamily 2	N/A	N/A	As of Right	N/A	51 feet	31 feet/50 feet	N/A	30% {}	60% {}	N/A
Village	Dobbs Ferry	MF-3	Multifamily 3	N/A	N/A	As of Right	N/A	52 feet	32 feet/50 feet	N/A	40% {}	60% {}	N/A
Village	Dobbs Ferry	MF-4	Multifamily 4	N/A	N/A	As of Right	N/A	53 feet	33 feet/50 feet	N/A	40% {}	60% {}	N/A
Village	Dobbs Ferry	DB	Downtown Business	N/A	N/A	NO	N/A	54 feet	34 feet/50 feet	N/A	80%	100%	N/A
Village	Dobbs Ferry	DT	Downtown Transition	N/A	N/A	As of Right	N/A	55 feet	35 feet/50 feet	N/A	60%	80%	N/A
Village	Dobbs Ferry	DG	Downtown Gateway	N/A	N/A	NO	N/A	56 feet	36 feet/50 feet	N/A	70%	80%	N/A
Village	Dobbs Ferry	WF-A	Waterfront District A	N/A	N/A	NO	N/A	57 feet	37 feet/50 feet	N/A	25%	50%	N/A
Village	Dobbs Ferry	WF-B	Waterfront District B	N/A	N/A	As of Right	N/A	58 feet	38 feet/50 feet	N/A	27%	60%	N/A

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Dobbs Ferry	EI	Educational / Institutional	N/A	N/A	Special Use	N/A	59 feet	39 feet/50 feet	N/A	50%	80%	N/A
Village	Dobbs Ferry	CP	Chauncey Park	N/A	N/A	As of Right	N/A	60 feet	40 feet/50 feet	N/A	30%	70%	N/A
Village	Dobbs Ferry	OS-1	Dedicated (Open Space)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village	Dobbs Ferry	OS-2	Reserved (Open Space)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village	Dobbs Ferry	OS-3	Reserved (Open Space)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village	Dobbs Ferry		Affordable Housing Component § 300-11.3	See comments*	See comments*	See comments*	See comments*	See comments*	See comments*	See comments*	See comments*	See comments*	See comments*

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Dobbs Ferry	OF-1	One-Family Residential 1	N/A	Cluster dev. permitted as of right with density bonus of 20% max. at discretion of Planning Bd. or Bd. of Trustees {Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	OF-2	One-Family Residential 2	N/A	{Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	OF-3	One-Family Residential 3	N/A	{Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	OF-4	One-Family Residential 4	N/A	{Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	OF-5	One-Family Residential 5	N/A	{Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	OF-6	One-Family Residential 6	N/A	{Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	MDR-1	Mixed Density Residential 1	N/A	~Minimum lot area per dwelling unit 2,500 SF. {Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	MDR-2	Mixed Density Residential 2	N/A	~Minimum lot area per dwelling unit 800 SF. {Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	MDR-H	Mixed Density Residential - Historic	N/A	~Minimum lot area per dwelling unit 2,500 SF. {Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	B	Broadway	N/A	~Minimum lot area per dwelling unit 800 SF. {Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Dobbs Ferry	MF-1	Multifamily 1	N/A	~Minimum lot area per dwelling unit 6,000 SF. {}Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	MF-2	Multifamily 2	N/A	~Minimum lot area per dwelling unit 3,500 SF. {}Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	MF-3	Multifamily 3	N/A	~Minimum lot area per dwelling unit 2,500 SF. {}Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	MF-4	Multifamily 4	N/A	~Minimum lot area per dwelling unit 1,750 SF. {}Residential lot dimensions and coverages also on sliding scale. See Table B-3 in PDF of zoning code saved in e-file.				
Village	Dobbs Ferry	DB	Downtown Business	N/A	*There is no minimum lot area. It is up to the developer to determine the number of units subject to the approval of the Planning Board. ^Residential uses above non-residential establishments encouraged. Flexible standards provided for meeting parking requirements to encourage pedestrian-friendly environment. NOTE: Conformance with Downtown Design Guidelines (attachment G) is encourage and part of Site Plan review criteria.				
Village	Dobbs Ferry	DT	Downtown Transition	N/A	*There is no minimum lot area. It is up to the developer to determine the number of units subject to the approval of the Planning Board. +Residential uses permitted on both ground floor and above non-residential establishments. NOTE: Conformance with Downtown Design Guidelines (attachment G) is encourage and part of Site Plan review criteria.				
Village	Dobbs Ferry	DG	Downtown Gateway	N/A	*There is no minimum lot area. It is up to the developer to determine the number of units subject to the approval of the Planning Board. + Provides appropriate location for community and regional-serving commercial within a mixed use environment, enhance pedestrian environment, reduce traffic conflicts, and encourage development including residential uses. Development should be focused to the major streets, with transitions in building scale, intensity and use adjacent to established residential neighborhoods. NOTE: Conformance with Downtown Design Guidelines (attachment G) is encourage and part of Site Plan review criteria.				
Village	Dobbs Ferry	WF-A	Waterfront District A	N/A	No comment.				
Village	Dobbs Ferry	WF-B	Waterfront District B	N/A	*Minimum lot area per dwelling unit is 2,500 SF. This shall be calculated utilizing the Gross Lot Area as defined in Article 2, Definitions.				

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Dobbs Ferry	EI	Educational / Institutional	N/A	^Minimum lot area per dwelling unit is 40,000 SF. + Cluster Development Mandate: Any redevelopment of portions or the entirety of the EI-zoned property that includes the subdivision of properties or the development of new structures shall be consistent with the standards for cluster development in Article 13F.				
Village	Dobbs Ferry	CP	Chauncey Park	N/A	*Minimum lot area per dwelling unit is 1,800 SF. This shall be calculated utilizing the Gross Lot Area as defined in Article 2, Definitions. Base density for development may be increased according to bonuses associated with Cluster Development in Article 13F. +Cluster Development Mandate: Any redevelopment of portions or the entirety of the CP zoned property that includes the subdivision of properties or the development of new structures shall be consistent with the standards for cluster development in Article 13F.				
Village	Dobbs Ferry	OS-1	Dedicated (Open Space)	N/A	No comment.				
Village	Dobbs Ferry	OS-2	Reserved (Open Space)	N/A	No comment.				
Village	Dobbs Ferry	OS-3	Reserved (Open Space)	N/A	No comment.				
Village	Dobbs Ferry		Affordable Housing Component § 300-11.3	See comments*	For all residential developments more than 10-dwelling units (in single-family, 2-family, multi-family, etc), site plans must show affordable housing units: (1) 10% of all units to meet definition of "affordable housing unit"; (2) AH units shall be distributed evenly throughout development; (3) exterior of AH units shall not distinguish them as a class from other units; (4) AH units shall be distributed among 1-,2-, and 3-bedroom units in same proportion as all other units in development. (Section saved in e-file)				

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Eastchester	R-20	One Family Residence District		Yes	20,000	As of Right	No	No	No	No	NA	No		No
Town	Eastchester	R-15	One Family Residence District		Yes	15,000	As of Right	No	No	No	No	NA	No		No
Town	Eastchester	R-10	One Family Residence District		Yes	10,000	As of Right	No	No	No	No	NA	No		No
Town	Eastchester	R-7.5	One Family Residence District		Yes	7,500	As of Right	No	No	No	No	NA	No		No
Town	Eastchester	R-6	One Family Residence District		Yes	6,000	As of Right	No	No	No	No	NA	No		No
Town	Eastchester	R-5	One Family Residence District		Yes	5,000	As of Right	No	No	No	No	NA	No		No
Town	Eastchester	R-1.5C	One Family Cluster District		Yes	1,500	As of Right (attached one family)*	No	No	No	No	NA	No		No
Town	Eastchester	R-3	Two Family Residence District		Yes	3,000/DU, 5,000 for a one-family DU.	As of Right	As of Right	No	No	No	NA	No		No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Eastchester	M-2000 (M2)	Multi Family Residence District		Yes	2,000/DU, 5,000 for a one-family DU, 6,000 for two-family DU (3,000/unit)	As of Right	As of Right	As of Right	As of Right	As of Right (excluding townhouses)	A building or portion thereof containing three or more DU units	No		No
Town	Eastchester	M-1500 (M1.5)	Multi Family Residence District		Yes	1,500/DU, 5,000 for a one-family DU, 6,000 for two-family DU (3,000/unit)	As of Right	As of Right	As of Right	As of Right	As of Right (excluding townhouses)	A building or portion thereof containing three or more DU units	No		No
Town	Eastchester	M-1000 (M1)	Multi Family Residence District		Yes	1,000/DU, 5,000 for a one-family DU, 6,000 for two-family DU (3,000/unit)	As of Right	As of Right	As of Right	As of Right	As of Right (excluding townhouses)	A building or portion thereof containing three or more DU units	No		No
Town	Eastchester	M-700 (M.700)	Multi Family Residence District		Yes	700/DU, 5,000 for a one-family DU, 6,000 for two-family DU (3,000/unit)	As of Right	As of Right	As of Right	As of Right	As of Right (excluding townhouses)	A building or portion thereof containing three or more DU units	No		No
Town	Eastchester	M-350	Multi Family Residence District		Yes	350/DU, 5,000 for a one-family DU, 6,000 for two-family DU (3,000/unit)	As of Right	As of Right	As of Right	As of Right	As of Right (excluding townhouses)	A building or portion thereof containing three or more DU units	No		No
Town	Eastchester	RTD	Residential Transition District		Yes	600/DU, 5,000 for a one-family DU, 6,000 for two-family DU (3,000/unit)	As of Right	As of Right	As of Right	As of Right	As of Right (excluding townhouses)	A building or portion thereof containing three or more DU units	No		Yes*
Town	Eastchester	DSC	Designed Shopping Center District		Yes	None Specified	As of Right	No	No	No	No	N/A	No		No

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Eastchester	ORB	Open Retail Business		Yes	None Specified	As of Right	As of Right	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DU units	No		Yes*
Town	Eastchester	RB	Retail Business		Yes	None Specified	As of Right	As of Right	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DU units	No		Yes*
Town	Eastchester	GB	General Business		Yes	None Specified	As of Right	As of Right	As of Right	As of Right	As of Right*	A building or portion thereof containing three or more DU units	No		No

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Town	Eastchester	R-20	One Family Residence District	No	No	None	None	None	None	None	22% (Principal Building) 4.0 % Accessory	6,500 SF plus 20% of lot area in excess of 20,000 SF	None	None
Town	Eastchester	R-15	One Family Residence District	No	No	None	None	30 FT	14 FT/16 FT	None	23% (Principal Building) 5.0% Accessory	5,500 SF plus 20% of lot area in excess of 15,000 SF	None	None
Town	Eastchester	R-10	One Family Residence District	No	No	None	None	30 FT	14 FT/16 FT	None	24% (Principal Building) 6.0% Accessory	4,000 SF plus 20% of lot area in excess of 10,000SF	None	None
Town	Eastchester	R-7.5	One Family Residence District	No	No	None	None	30 FT	12 FT/12 FT	None	27% (Principal Building) 6.0% Accessory	3,3750 SF plus 25% of lot area in excess of 7,500 SF	None	None
Town	Eastchester	R-6	One Family Residence District	No	No	None	None	30 FT	10 FT/10 FT	None	30% (Principal Building) 7.0%Accessory	3,000 SF plus 25% of lot area in excess of 6,000 SF	None	None
Town	Eastchester	R-5	One Family Residence District	No	No	None	None	30 FT	8 FT/9 FT	None	31.5% (Principal Building) 8.5 Accessory	50% for lots up to 6,000 s.f. (and use above ranges for larger lots).	None	None
Town	Eastchester	R-1.5C	One Family Cluster District	No	No	Yes, attached one-family DUs are primary principal use allowed in district.	None	10 FT	Not Required	None	75% (Principal and Accessory combined)	50% for lots up to 6,000 s.f. (and use above ranges for larger lots).	None	None
Town	Eastchester	R-3	Two Family Residence District	No	No	None	None	30 FT	8 FT/9 FT (Second yard 14' if adjoining)	None	28%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Town	Eastchester	M-2000 (M2)	Multi Family Residence District	No	No	None	None	40 FT	24 FT/16 FT	None	22%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	M-1500 (M1.5)	Multi Family Residence District	No	No	None	None	35 FT	23 FT/23 FT	None	30%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	M-1000 (M1)	Multi Family Residence District	No	No	None	None	25 FT	22 FT/22 FT	None	35%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	M-700 (M.700)	Multi Family Residence District	No	No	None	None	22 FT	22 FT/22 FT	None	35%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	M-350	Multi Family Residence District	No	No	None	None	20 FT	20 FT/20 FT	None	40%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	RTD	Residential Transition District	No	No	None	None	20 FT	20 FT/20 FT	None	45%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	DSC	Designed Shopping Center District	No	No	None	None	50 FT	20 FT	None	25%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Town	Eastchester	ORB	Open Retail Business	No	No	None	None	50 FT	10 FT	None	25%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	RB	Retail Business	No	No	None	None	10 FT	10 FT	None	60%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None
Town	Eastchester	GB	General Business	No	No	None	None	10 FT	12 FT	None	50%	50% for lots up to 6,000 s.f. (and use above ranges for larger lots) for lots with one and two family DUs.	None	None

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Eastchester	R-20	One Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	R-15	One Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	R-10	One Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	R-7.5	One Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	R-6	One Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	R-5	One Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	R-1.5C	One Family Cluster District	*Note: attached one-family permitted provided total coverage of the site by all pincipal and accessory buildings including garages shall not exceed 33%. No lot designed as the locus of a DU unit shall be greater than 3,000 s.f. Also, floor area of any DU unit shall not exceed 2,700 s.f.	None found.	None found.	None found.	None found.
Town	Eastchester	R-3	Two Family Residence District		None found.	None found.	None found.	None found.

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Eastchester	M-2000 (M2)	Multi Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	M-1500 (M1.5)	Multi Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	M-1000 (M1)	Multi Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	M-700 (M.700)	Multi Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	M-350	Multi Family Residence District		None found.	None found.	None found.	None found.
Town	Eastchester	RTD	Residential Transition District	*Note: Mixed use of building with professional offices, business offices and offices, and apt. units, but not including real estate offices. Office shall not exceed 50% of total floor area. Professional offices and business offices shall be located on the ground floor only.	None found.	None found.	None found.	None found.
Town	Eastchester	DSC	Designed Shopping Center District		None found.	None found.	None found.	None found.

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Eastchester	ORB	Open Retail Business	*Note: Separate DU space above any authorized use, if separated by unpierced fire walls.	None found.	None found.	None found.	None found.
Town	Eastchester	RB	Retail Business	*Note: Separate DU space above any authorized use, if separated by unpierced fire walls.	None found.	None found.	None found.	None found.
Town	Eastchester	GB	General Business	*Note: Senior Housing Development permitted as Speical Permit Use. See Section 29A for occupancy, affordability and mmaximum occupancy standards.	None found.	None found.	None found.	None found.

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Elmsford	R-O	One-Family - 1/2 Acre Residence District		Yes	21,780 SF	As of Right	No	No	No	No	NA	No	NA	No
Village	Elmsford	R-1	One-Family District		Yes	5,000 SF	As of Right	No	No	No	No	NA	No	NA	No
Village	Elmsford	R-2	Two-Family District		Yes	10,000 SF; 5,000 SF/DU	As of Right	Special Use*,**	No	No	No	Multi-family structures are buildings occupied as the home residence of two or more families living independently of each other and doing their own cooking in said building.	No	NA	No
Village	Elmsford	R-3	Three or More Family District		Yes	2,500 SF/DU	As of Right	As of Right	As of Right	As of Right	As of Right	Multi-family structures are buildings occupied as the home residence of two or more families living independently of each other and doing their own cooking in said building.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Elmsford	RCD	Residential Cluster Development District		Yes	174,240 SF; 2,500 SF/ DU	As of Right	As of Right	As of Right*	As of Right*	As of Right*	Multi-family structures are buildings occupied as the home residence of two or more families living independently of each other and doing their own cooking in said building.	No	NA	No
Village	Elmsford	B	Business District		Yes	40,000 SF for Multifamily DUs, 15,000 SF for lots bordered by two or more streets; 1,200 SF/DU on lots over 40,000 SF, 2,000 SF/DU on lots under 40,000SF.	Special Use*	As of Right	As of Right	As of Right	As of Right	Multi-family structures are buildings occupied as the home residence of two or more families living independently of each other and doing their own cooking in said building.	No	NA	Yes, Apartments over business use
Village	Elmsford	CB	Central Business District		Yes	40,000 SF for Mixed Use buildings consisting of multifamily dwellings; 1,200 SF/DU on lots over 40,000 SF, 2,000 SF/DU on lots under 40,000SF.	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	Multi-family structures are buildings occupied as the home residence of two or more families living independently of each other and doing their own cooking in said building.	No	NA	Yes, Special Permit; *Mixed use required for multi-family residential use

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Elmsford	LI	Light Industrial District		Yes	Not specified	No	No	No	No	No	NA	No	NA	NA
Village	Elmsford	LO	Limited Office Use District		Yes	10,000 SF	As of Right	Special Use	No	No	No	Multi-family structures are buildings occupied as the home residence of two or more families living independently of each other and doing their own cooking in said building.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Elmsford	R-O	One-Family - 1/2 Acre Residence District	No	No	No	No	20 FT	5 FT for yards 40 FT wide and less, increasing 1 inch for each foot wider up to 60 FT , no increases thereafter/12 FT for yards 40 FT wide and less, increasing 3 inches for each foot wider up to 60 FT wide, no increases thereafter	Not specified	Not specified	Not specified	Not specified
Village	Elmsford	R-1	One-Family District	No	No	No	No	20 FT	5 FT for yards 40 FT wide and less, increasing 1 inch for each foot wider up to 60 FT , no increases thereafter/12 FT for yards 40 FT wide and less, increasing 3 inches for each foot wider up to 60 FT wide, no increases thereafter	Not specified	Not specified	Not specified	Not specified
Village	Elmsford	R-2	Two-Family District	No	No	No	No	20 FT	5 FT for yards 25 FT wide and less, increasing 1" inch for each foot wider up to 50 FT , no increases thereafter; for each foot that building height exceeds 40 FT minimum is increased 2 inches	Not specified	Not specified	Not specified	*Second DU Must have 300 SF
Village	Elmsford	R-3	Three or More Family District	No	No	No	No	20 FT	15 FT/30 FT	2,500 square FT of site area/DU.	25%	Not specified	Not specified

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Elmsford	RCD	Residential Cluster Development District	No	No	No	No	20 FT**	20 FT **	At least 2,500 sq. ft. of site area for each DU.	20%	35%	Minimums exist for affordable units: Studio-400 SF, 1 BR-600 SF, 2BR 800 SF, 3BR or more-1,100 SF***
Village	Elmsford	B	Business District	No	No	No	No	For Multi-Family units not required	For Multi-Family 10 FT (only if side windows provided), Otherwise 5 FT for yards 25 FT wide and less, increasing 1" inch for each foot wider up to 50 FT , no increases thereafter; for each foot that building height exceeds 40 FT minimum is increased 2 inches	At last 2,000 SF/DU for lots under 40,000SF; 1,200 SF/DU for lots 40,000 SF and over.	40% for Multifamily	Not specified	Not specified
Village	Elmsford	CB	Central Business District	No	No	No	No	For Mixed-Use not required	For Multi-Family 10 FT (only if side windows provided), Otherwise 5 FT for yards 25 FT wide and less, increasing 1" inch for each foot wider up to 50 FT , no increases thereafter; for each foot that building height exceeds 40 FT minimum is increased 2 inches	For Mixed Use: At last 2,000 SF/DU for lots under 40,000SF; 1,200 SF/DU for lots 40,000 SF and over.	80% for Mixed-Use Buildings	Not specified	1,000 SF in Mixed-Use

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Elmsford	LI	Light Industrial District	NA	NA	No	No	Not specified	5 FT for yards 25 FT wide and less, increasing 1" inch for each foot wider up to 50 FT , no increases thereafter; for each foot that building height exceeds 40 FT minimum is increased 2 inches	Not specified	Not specified	Not specified	Not specified
Village	Elmsford	LO	Limited Office Use District	No	No	No	No	50 FT	15 FT/30 FT	Not specified	20%	Not specified	Not specified

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Elmsford	R-O	One-Family - 1/2 Acre Residence District	Per Lot Size: Less than 3,500 SF: 0.450; 3,500 - 5,000 SF: 0.430; 5,000-6,000 SF: 0.414; 6,000-7,000 SF: 0.398; 7,000-8,000 SF: 0.382; 8,000-9,000 SF: 0.366; 9,000-10,000 SF: 0.338; 10,000 and over: 0.338		No	No	No	No
Village	Elmsford	R-1	One-Family District	Per Lot Size: Less than 3,500 SF: 0.450; 3,500 - 5,000 SF: 0.430; 5,000-6,000 SF: 0.414; 6,000-7,000 SF: 0.398; 7,000-8,000 SF: 0.382; 8,000-9,000 SF: 0.366; 9,000-10,000 SF: 0.338; 10,000 and over: 0.338		No	No	No	No
Village	Elmsford	R-2	Two-Family District	Per Lot Size: Less than 3,500 SF: 0.450; 3,500 - 5,000 SF: 0.430; 5,000-6,000 SF: 0.414; 6,000-7,000 SF: 0.398; 7,000-8,000 SF: 0.382; 8,000-9,000 SF: 0.366; 9,000-10,000 SF: 0.338; 10,000 and over: 0.338	**Second unit may not be more than 50% of the principle building	No	No	No	No
Village	Elmsford	R-3	Three or More Family District	For One and Two Family Residences: Per Lot Size: Less than 3,500 SF: 0.450; 3,500 - 5,000 SF: 0.430; 5,000-6,000 SF: 0.414; 6,000-7,000 SF: 0.398; 7,000-8,000 SF: 0.382; 8,000-9,000 SF: 0.366; 9,000-10,000 SF: 0.338; 10,000 and over: 0.338		No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Elmsford	RCD	Residential Cluster Development District	0.35	*Clause in R-3 restricts multifamily but is in direct conflict with the RCD section which was adopted after R-3 was last revised. **Buildings in RCD Districts must be set back at least 50 FT from any off-site residence. ***Maximums exist for affordable units: Studio-600 SF, 1 BR-850 SF, 2 BR-1,150 SF, 3 BR or more-1,400 SF, At least 20% of the proposed residential units within an RCD shall be designated "affordable DUs" and shall be occupied by households with limited incomes as defined per regulations.	No	No	No	No
Village	Elmsford	B	Business District	Not specified	*Single Family Use must consist of one apartment attached to or constructed above the building, which apartment may be used by the owner of the building as a one-family DU.	No	No	No	No
Village	Elmsford	CB	Central Business District	Not specified		No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Elmsford	LI	Light Industrial District	Not specified		No	No	No	No
Village	Elmsford	LO	Limited Office Use District	Not specified		No	No	No	No

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Greenburgh	CD	Conservation District		N/A	108,900	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	N/A	As of Right*	N/A	As of Right*
Town	Greenburgh	R-40	One-Family Residence		YES	40,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	R-30	One-Family Residence		YES	30,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	R-20	One-Family Residence		YES	20,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	R-15	One-Family Residence		YES	15,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	R-10	One-Family Residence		YES	10,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	R-7.5	One-Family Residence		YES	7,500	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	R-5	One-Family Residence		YES	5,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	M-6	Multifamily Residence		YES	7,000/DU	As of Right	As of Right	As of Right	As of Right	As of Right	N/A	NO	N/A	N/A
Town	Greenburgh	M-10	Multifamily Residence		YES	4,000/DU	As of Right	As of Right	As of Right	As of Right	As of Right	N/A	NO	N/A	N/A
Town	Greenburgh	M-14	Multifamily Residence		YES	3,000 per DU	As of Right	As of Right	As of Right	As of Right	As of Right	N/A	NO	N/A	N/A
Town	Greenburgh	M-22	Multifamily Residence		YES	2,000/DU	As of Right	As of Right	As of Right	As of Right	As of Right	N/A	NO	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Greenburgh	M-25	High-Rise Multifamily		YES	1,750 per DU	As of Right	As of Right	As of Right	As of Right	As of Right	N/A	NO	N/A	N/A
Town	Greenburgh	M-174	High-Rise Multifamily		YES	250/DU	As of Right	As of Right	As of Right	As of Right	As of Right	N/A	NO	N/A	N/A
Town	Greenburgh	PH	Scatter Site Public Housing		N/A	Less than 15 DU: 4,500 SF/DU 16-25 DU: 6,500 SF/DU	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	N/A	NO	N/A	N/A
Town	Greenburgh	PUD	Planned Unit Development		N/A	Shall be a parcel of land adequate in size for 50 DUs, no less than 15 acres.	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	N/A	NO	N/A	N/A
Town	Greenburgh	OB	Office Building		YES	80,000*	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	OB-1	Office Building		YES	40,000*	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	LOB	Limited Office Building		YES	20,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	DS	Designed Shopping		YES	10,000 unless otherwise specified^	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Greenburgh	CA	Central Ave. Mixed-Use Impact		YES	750 per DU*	NO	NO	NO	NO	As of Right*	N/A	NO	N/A	Special Use^
Town	Greenburgh	HC	Hartsdale Center	No	YES	None Specified	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	CB	Close Business		YES	None Specified	As of Right	As of Right*	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	IB	Intermediate Business		YES	None Specified	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	LI	Light Industrial		YES	40,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	GI	General Industrial		YES	80,000	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Greenburgh	PD	Nonresidential Planned Development	No	N/A	35 contiguous acres (10 acres if it meets certain criteria*)	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town	Greenburgh	UR	Urban Renewal		N/A	10,000^	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	N/A	NO	N/A	As of Right*

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Greenburgh	CD	Conservation District	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town	Greenburgh	R-40	One-Family Residence	N/A	N/A	NO	N/A	N/A	17.5% (all buildings)*	21.75%	N/A	N/A
Town	Greenburgh	R-30	One-Family Residence	N/A	N/A	NO	N/A	N/A	20% (all buildings)*	25%	N/A	N/A
Town	Greenburgh	R-20	One-Family Residence	N/A	N/A	NO	N/A	N/A	22.5% (all buildings)*	29%	N/A	N/A
Town	Greenburgh	R-15	One-Family Residence	N/A	N/A	NO	N/A	N/A	25% (all buildings)*	33.50%	N/A	N/A
Town	Greenburgh	R-10	One-Family Residence	N/A	N/A	NO	N/A	N/A	27.5% (all buildings)*	37.25%	N/A	N/A
Town	Greenburgh	R-7.5	One-Family Residence	N/A	N/A	NO	N/A	N/A	30% (all buildings)*	40.75%	N/A	N/A
Town	Greenburgh	R-5	One-Family Residence	N/A	N/A	NO	N/A	N/A	30% (all buildings)*	43.75%	N/A	N/A
Town	Greenburgh	M-6	Multifamily Residence	N/A	N/A	As of Right	2-story / 25' maximum	N/A	15% (all buildings)*	30%	N/A	N/A
Town	Greenburgh	M-10	Multifamily Residence	N/A	N/A	As of Right	3-story / 38' maximum height	N/A	15%-20%*	34%-39%*	N/A	N/A
Town	Greenburgh	M-14	Multifamily Residence	N/A	N/A	As of Right	3-story / 38' maximum height	N/A	19%-25%*	43%-49%*	N/A	N/A
Town	Greenburgh	M-22	Multifamily Residence	N/A	N/A	As of Right	3-story / 38' maximum height	N/A	27%-36%*	58.5%-67.5%*	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Greenburgh	M-25	High-Rise Multifamily	N/A	N/A	As of Right	6-story / 68' maximum height^	N/A	15% (all buildings)*	50%	N/A	N/A
Town	Greenburgh	M-174	High-Rise Multifamily	N/A	N/A	As of Right	6-story / 68' maximum height	N/A	50%	80%	N/A	N/A
Town	Greenburgh	PH	Scatter Site Public Housing	N/A	N/A	As of Right*	2-story / 25' maximum height	N/A	12%-16%^	25%-30%^	N/A	N/A
Town	Greenburgh	PUD	Planned Unit Development	N/A	N/A	As of Right*	2 1/2 story / 25' maximum height	Divide land area by minimum lot size for underlying zone, and subtract 25%	Upon approval by Planning Board to be compatible with surroundings.	Upon approval by Planning Board to be compatible with surroundings.	N/A	N/A
Town	Greenburgh	OB	Office Building	N/A	N/A	NO	N/A	N/A	22.5% (all buildings)*	65%	N/A	0.3
Town	Greenburgh	OB-1	Office Building	N/A	N/A	NO	N/A	N/A	25% (all buildings)*	65%	N/A	0.3
Town	Greenburgh	LOB	Limited Office Building	N/A	N/A	NO	N/A	N/A	30%	65%	1st floor shall not exceed 25% of total floor area of building.	0.3
Town	Greenburgh	DS	Designed Shopping	N/A	N/A	NO	N/A	N/A	20%-30% (all buildings)*	80%	N/A	0.3

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Greenburgh	CA	Central Ave. Mixed-Use Impact	Single-use development: 35 BR/acre Mixed-use development: 40 BR/acre	N/A	NO	4 stories, not to exceed 48 feet	35-40 BR / acre (see "maximum number of bedrooms")	N/A~	N/A~	750 SF / DU	N/A~
Town	Greenburgh	HC	Hartsdale Center	N/A	N/A	NO	N/A	N/A	N/A	N/A	N/A	0.3
Town	Greenburgh	CB	Close Business	N/A	N/A	NO	N/A	Maximum 2 stories, not to exceed 25 feet.	30%	65%	N/A	0.3
Town	Greenburgh	IB	Intermediate Business	N/A	N/A	NO	N/A	Maximum 2 stories, not to exceed 25 feet.	30%	80%	N/A	0.3
Town	Greenburgh	LI	Light Industrial	N/A	N/A	NO	N/A	Maximum 3 stories, not to exceed 45 feet.	20%	80%	N/A	N/A
Town	Greenburgh	GI	General Industrial	N/A	N/A	NO	N/A	Maximum 3 stories, not to exceed 45 feet.	20%	80%	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Greenburgh	PD	Nonresidential Planned Development	N/A	N/A	NO	N/A	N/A	40% (25% for PDD with parcel of 10-acres)	70%		0.04 (permitted commercial uses in PDD with parcel of 10-acres) 0.08 (permitted commercial uses in all other
Town	Greenburgh	UR	Urban Renewal	N/A	N/A	As of Right*	N/A	N/A	N/A	N/A	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Greenburgh	CD	Conservation District	*All permitted uses, accessory uses and bulk regulations shall be in accordance with the underlying zone regulations.	NO	NO	NO	NO
Town	Greenburgh	R-40	One-Family Residence	Roomers and boarders permitted in owner-occupied detached single-family dwellings, with no more than 2 roomers/boarders per DU, and no more than 2 persons per bedroom. *Building coverage is 17.5% (14% for principal building, and 3.5% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	R-30	One-Family Residence	*Building coverage is 20% (16% for principal building, and 4% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	R-20	One-Family Residence	*Building coverage is 22.5% (18% for principal building, and 4.5% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	R-15	One-Family Residence		NO	NO	NO	NO
Town	Greenburgh	R-10	One-Family Residence	*Building coverage is 27.5% (22% for principal building, and 5.5% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	R-7.5	One-Family Residence	*Building coverage is 30% (24% for principal building, and 6% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	R-5	One-Family Residence	None	NO	NO	NO	NO
Town	Greenburgh	M-6	Multifamily Residence	*Building coverage is 15% (12% for principal building, and 3% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	M-10	Multifamily Residence	*Building and lot coverage on sliding scale depending on type of building: 2-story (20% building coverage - 14.4% principal building and 5.6% accessory building; 39% permitted impervious lot coverage); and 3-story (15% building coverage - 9.6% principal building and 5.4% accessory building; 34% impervious lot coverage).	NO	NO	NO	NO
Town	Greenburgh	M-14	Multifamily Residence	*Building and lot coverage on sliding scale depending on type of building: 2-story (25% building coverage - 18.3% principal building and 6.7% accessory building; 49% permitted impervious lot coverage); and 3-story (19% building coverage - 12.2% principal building and 6.8% accessory building; 43% impervious lot coverage).	NO	NO	NO	NO
Town	Greenburgh	M-22	Multifamily Residence	*Building and lot coverage on sliding scale depending on type of building: 2-story (36% building coverage - 26.1% principal building and 9.9% accessory building; 67.5% permitted impervious lot coverage); and 3-story (27% building coverage - 17.2% principal building and 9.8% accessory building; 58.5% impervious lot coverage).	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Greenburgh	M-25	High-Rise Multifamily	^Maximum building height: 6 stories, not to exceed 68 feet; except accessory buildings limited to 1 story, not to exceed 12 feet. *Building coverage is 15% (10% for principal building, and 5% for accessory building(s)).	NO	NO	NO	NO
Town	Greenburgh	M-174	High-Rise Multifamily	None	NO	NO	NO	NO
Town	Greenburgh	PH	Scatter Site Public Housing	*Multifamily dwellings or groups of multifamily dwellings permitted, provided that all shall be financed for public housing. ^Building and lot coverage on sliding scale depending upon number of DUs on lot: Public housing of 15 units or less (16% building coverage - 11.5% principal building, 4.5% accessory building; 30% impervious lot coverage); and 16-25 public housing units (12% building coverage - 8.5% for principal buildings, 3.5% accessory building; 25% impervious lot coverage).	NO	NO	NO	NO
Town	Greenburgh	PUD	Planned Unit Development	*Maximum of 6 DU permitted in any grouping of attached dwellings.	NO	NO	NO	NO
Town	Greenburgh	OB	Office Building	*Minimum lot size, building coverage, and total lot coverage numbers differ for hotel / motel, and special use permits. None of these categories include residential uses in any way.	NO	NO	NO	NO
Town	Greenburgh	OB-1	Office Building	*Minimum lot size, building coverage, and total lot coverage numbers differ for hotel / motel, and special use permits. None of these categories include residential uses in any way.	NO	NO	NO	NO
Town	Greenburgh	LOB	Limited Office Building	None	NO	NO	NO	NO
Town	Greenburgh	DS	Designed Shopping	*Building coverage on sliding scale depending on lot size: 10,000-40,000: 30% / 40,000-90,000: 25% / 90,000 SF or greater: 20%. ^Minimum lot size differ for cinemas and special permit uses. None of these categories include residential uses in any way.	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Greenburgh	CA	Central Ave. Mixed-Use Impact	* Minimum lot size shown is for residential only. There is no minimum lot size listed for all other uses included in district. ^Mixed use permitted if GFA of any type comprise less than 25%; each DU must have minimum of 1,000 SF of GFA; No residential use can be combined in the same building as an office, commercial or public / quasi-public use (i.e. museum, library, school, church, etc); Site area for each individual use is a calculation, and for residential you divide # of bedrooms desired in development by # of bedrooms permitted per acre, as per zoning regulations; minimum acreage for the use shall be 2 acres. ~Density, building and lot coverage, and FAR are determined using a maximum density of 35-40 bedrooms / acre, and maximum height of 4 stories, not to exceed 48 feet.	NO	NO	NO	NO
Town	Greenburgh	HC	Hartsdale Center	None	NO	NO	NO	NO
Town	Greenburgh	CB	Close Business	*Dwelling space for 1- or 2-DUs permitted in a separate structure for 1- or 2- DUs above a permitted use if separated by unpierced fire walls and ceiling and provided a separate entrance.	NO	NO	NO	NO
Town	Greenburgh	IB	Intermediate Business	None	NO	NO	NO	NO
Town	Greenburgh	LI	Light Industrial	None	NO	NO	NO	NO
Town	Greenburgh	GI	General Industrial	None	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Greenburgh	PD	Nonresidential Planned Development	* Minimum parcel can be 10-acres if parcel abuts already existing 35-acre PDD; internal streets provide for interconnection or possible future interconnection with abutting PDD.	NO	NO	NO	NO
Town	Greenburgh	UR	Urban Renewal	*Residential permitted, however different areas permit low-, medium-, and high-density buildings from single-family detached to apartment buildings. ^Parcel must be subject of land disposition agreement.	NO	NO	NO	NO

Town/Village of Harrison

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town/Village	Harrison	R-2.5	One-Family Residence District		Yes	108,900	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	R-2	One-Family Residence District		Yes	87,120	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	R-1	One-Family Residence District		Yes	43,560	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	R-1/2	One-Family Residence District		Yes	21,780	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	R-1/3	One-Family Residence District		Yes	14,520	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	R-75	One-Family Residence District		Yes	7,500	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	R-50	One-Family Residence District		Yes	5,000	As of Right	No	No	No	No	NA	No	None	No
Town/Village	Harrison	B	Two-Family Residence District		Yes	5,000	As of Right	As of Right	No	No	No	NA	No	None	No
Town/Village	Harrison	GA	Garden Apartment District		Yes	80,000	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Town/Village	Harrison	MF	Multifamily Residence District		Yes	4,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Town/Village	Harrison	PB	Professional Business District	no	Yes	None	No	No	No	No	No	NA	No	None	Special Use

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town/Village	Harrison	NB	Neighborhood Business District		Yes	None	No	No	Special Use	Special Use	Special Use	Three or more DUs	No	None	Special Use
Town/Village	Harrison	CBD	Central Business District	no	Yes	None	No	No	No	No	No	NA	No	None	Special Use
Town/Village	Harrison	SB-0	Special Business District	no	Yes	217,800	No	No	No	No	No	NA	No	None	No
Town/Village	Harrison	SB-1	Special Business District	no	Yes	217,800	No	No	No	No	No	NA	No	None	No
Town/Village	Harrison	SB-35	Special Business District	no	Yes	1,524,600	No	No	No	No	No	NA	No	None	No
Town/Village	Harrison	SB-100	Special Business District	no	Yes	4,356,000	No	No	No	No	No	NA	No	None	No
Town/Village	Harrison	MFR	Multi-family Limited Retail		Yes	4,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	None	As of Right
Town/Village	Harrison	GC	General Commercial District	no	Yes	None	No	No	No	No	No	NA	No	None	Special Use

Town/Village of Harrison

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Town/Village	Harrison	R-2.5	One-Family Residence District	None	None	None	None	50 feet	50/100 feet	108,900 SF(2.5 acres)/DU	10% (all buildings)	None	2,400	None
Town/Village	Harrison	R-2	One-Family Residence District	None	None	None	None	75 feet	50/100 feet	87,120 SF (2 acres)/DU	10% (all buildings)	None	2,400	None
Town/Village	Harrison	R-1	One-Family Residence District	None	None	None	None	40 feet	20/40 feet	43,560 SF (1 acre)/DU	15% (all buildings)	None	2,400	None
Town/Village	Harrison	R-1/2	One-Family Residence District	None	None	None	None	30 feet	15/30 feet	21,780 SF (1/2 acre)/DU	20% (all buildings)	None	1,800	None
Town/Village	Harrison	R-1/3	One-Family Residence District	None	None	None	None	30 feet	15/30 feet	14,520 SF (1/3 acre)/DU	20% (all buildings)	None	1,700	None
Town/Village	Harrison	R-75	One-Family Residence District	None	None	None	None	30 feet	10/20 feet	7,500 SF/DU	20% (all buildings)	None	1,200	None
Town/Village	Harrison	R-50	One-Family Residence District	None	None	None	None	25 feet	5/15 feet	5,000 SF/DU	25% (all buildings)	None	1,200	None
Town/Village	Harrison	B	Two-Family Residence District	None	None	None	None	20 feet	5/15 feet	2,500 SF/DU	35% (all buildings)	None	1,200	None
Town/Village	Harrison	GA	Garden Apartment District	None	None	None	None	50 feet	30/60 feet	2,500 SF/DU	20% (all buildings)	None	600	None
Town/Village	Harrison	MF	Multifamily Residence District	None	None	None	None	20 feet	15/30 feet	750 SF/DU	50% (all buildings)	None	1,200 for 1-family DU, 600 for multifamily DU	None
Town/Village	Harrison	PB	Professional Business District	None	None	None	None	None	20 feet if adjoining a residence district, otherwise none	None	None	None	600	None

Town/Village of Harrison

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Town/Village	Harrison	NB	Neighborhood Business District	None	None	None	None	None	20 feet if adjoining a residence district, otherwise none	None	None	None	600	None
Town/Village	Harrison	CBD	Central Business District	None	None	None	None	None	20 feet if adjoining a residence district, otherwise none	None	None	None	NA *	None
Town/Village	Harrison	SB-0	Special Business District	None	None	None	None	50 feet	75 feet	NA	20%	None	NA	None
Town/Village	Harrison	SB-1	Special Business District	None	None	None	None	50 feet	75 feet	NA	20%	None	NA	None
Town/Village	Harrison	SB-35	Special Business District	None	None	None	None	200 feet	200 feet	NA	10%	None	NA	0.3
Town/Village	Harrison	SB-100	Special Business District	None	None	None	None	200 feet	200 feet	NA	10%	None	NA	None
Town/Village	Harrison	MFR	Multi-family Limited Retail	None	None	None	None	None	None	750 SF/family unit	50%	None	600	None
Town/Village	Harrison	GC	General Commercial District	None	None	None	None	15 feet	20 feet	None	50%	None	600	0.5

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town/Village	Harrison	R-2.5	One-Family Residence District		None	None	None	None
Town/Village	Harrison	R-2	One-Family Residence District		None	None	None	None
Town/Village	Harrison	R-1	One-Family Residence District		None	None	None	None
Town/Village	Harrison	R-1/2	One-Family Residence District		None	None	None	None
Town/Village	Harrison	R-1/3	One-Family Residence District		None	None	None	None
Town/Village	Harrison	R-75	One-Family Residence District		None	None	None	None
Town/Village	Harrison	R-50	One-Family Residence District		None	None	None	None
Town/Village	Harrison	B	Two-Family Residence District		None	None	None	None
Town/Village	Harrison	GA	Garden Apartment District		None	None	None	None
Town/Village	Harrison	MF	Multifamily Residence District		None	None	None	None
Town/Village	Harrison	PB	Professional Business District		None	None	None	None

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town/Village	Harrison	NB	Neighborhood Business District		None	None	None	None
Town/Village	Harrison	CBD	Central Business District	* Note: In CBD, while DUs permitted over first floor non-residential uses, table of dimensional regulations states "Residential use not permitted" - thus NA here.	None	None	None	None
Town/Village	Harrison	SB-0	Special Business District		None	None	None	None
Town/Village	Harrison	SB-1	Special Business District		None	None	None	None
Town/Village	Harrison	SB-35	Special Business District		None	None	None	None
Town/Village	Harrison	SB-100	Special Business District		None	None	None	None
Town/Village	Harrison	MFR	Multi-family Limited Retail		None	None	None	None
Town/Village	Harrison	GC	General Commercial District		None	None	None	None

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Hastings-on-Hudson	R-20	One-Family Residence		YES~	20,000	As of Right	NO	NO	NO	NO	N/A	Special Use*	Yes (see comments)*	None
Village	Hastings-on-Hudson	R-10	One-Family Residence		YES~	10,000	As of Right	NO	NO	NO	NO	N/A	Special Use*	Yes (see comments)*	None
Village	Hastings-on-Hudson	R-7.5	One-Family Residence		YES~	7,500	As of Right	NO	NO	NO	NO	N/A	Special Use*	Yes (see comments)*	None
Village	Hastings-on-Hudson	2R	Two-Family Residence		YES~	7,500 for 1-family 10,000 for 2-family*	As of Right	As of Right	NO	NO	NO	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	Special Use*	Yes (see comments)*	None

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Hastings-on-Hudson	2R-3.5	Two-Family Residence		YES~	3,500 for 1-family, 5,000 for 2-family DU	As of Right	As of Right	NO	NO	NO	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	Special Use*	Yes (see comments)*	None
Village	Hastings-on-Hudson	MR-2.5	Multifamily Residence		YES~	2,500 per DU	As of Right	As of Right	As of Right^	As of Right^	As of Right^	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	Special Use*	Yes (see comments)*	Mixed use buildings may contain offices and/or studios in a ratio of 1 per 25 DUs, provided that the office/studio shall be only on the street floor of the building and/or, if there exists direct access to the office or studio for outside the building on the floor immediately above the street floor.

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Hastings-on-Hudson	MR-1.5	Multifamily Residence		YES~	1,500 per DU	As of Right	As of Right	As of Right^	As of Right^	As of Right^	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	Special Use*	Yes (see comments)*	Mixed use buildings may contain offices and/or studios in a ratio of 1 per 25 DUs, provided that the office/studio shall be only on the street floor of the building and/or, if there exists direct access to the office or studio for outside the building on the floor immediately above the street floor.
Village	Hastings-on-Hudson	MR-O	Multifamily Residence/Office		YES~	5,000 SF for 2-family 3 or more family buildings 5,000 SF for first two DUs and 1,500 square feet for each additional DU	As of Right	As of Right	As of Right	Special Use^	Special Use^	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	Special Use*	Yes (see comments)*	Mixed-use buildings with no more than 8 DU permitted with minimum floor area of 500 square feet/DU, and recreation area and open space provided: 100 SF for a studio, and 200 SF for each BR for other DUs.

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Hastings-on-Hudson	MR-C	Multifamily Residence/Commercial		YES~	2,500	As of Right	As of Right	As of Right^	Special Use^	Special Use^	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	Special Use*	Yes (see comments)*	Mixed-use buildings with no more than 8 DU permitted with minimum floor area of 500 square feet/DU, and recreation area and open space provided: 100 SF for a studio, and 200 SF for each BR for other DUs.
Village	Hastings-on-Hudson	LO	Limited Office	No	YES~	174,240	NO	NO	NO	NO	NO	N/A	As of Right	1 DU permitted for caretaker of	N/A
Village	Hastings-on-Hudson	CO	Commercial Office		YES~	10,000	As of Right*	As of Right*	NO	NO	NO	N/A	As of Right	2 DU permitted for caretaker of principle use.	N/A
Village	Hastings-on-Hudson	LC	Limited Commercial	No	YES~	40,000	NO	NO	NO	NO	NO	N/A	NO	N/A	N/A
Village	Hastings-on-Hudson	CC	Central Commercial	No	YES~	2,500	NO	NO	NO	NO	NO	N/A	NO	N/A	As of Right*
Village	Hastings-on-Hudson	LI	Limited Industry	No	YES~	20,000	NO	NO	NO	NO	NO	N/A	NO	N/A	As of Right*

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Hastings-on-Hudson	GI	General Industry	No	YES~	30,000	NO	NO	NO	NO	NO	N/A	NO		As of Right*
Village	Hastings-on-Hudson	MW	Marine Waterfront	No	YES~	20,000	NO	NO	NO	NO	NO	N/A	NO	N/A	N/A
Village	Hastings-on-Hudson	MW-A	Marine Waterfront - A		YES~	20,000	NO	NO	NO	NO	Special Use*	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	NO	N/A	N/A
Village	Hastings-on-Hudson	MW-B	Marine Waterfront - B		YES~	25+ contiguous acres of dry land; and minimum of 3,000 feet of frontage along the shoreline, including shoreline within coves and inlets.	NO	NO	NO	NO	As of Right*	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	NO	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Hastings-on-Hudson	PR	Public Park, Recreation and Playground	No	YES~	N/A	NO	NO	NO	NO	NO	N/A	NO	N/A	N/A
Village	Hastings-on-Hudson	VP	View Preservation		YES~	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	NCO	Neighborhood Commercial Overlay		NO (floating district)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	MUPD	Mixed-Use Planned Development District		YES~	304,920	NO	NO	As of Right*	As of Right*	As of Right*	Any building which is used as a home or residence, other than a single-family residence, together with any garage or other accessory buildings and the lot upon which such building or buildings are constructed.	NO	N/A	(a) Max of 6 DU/acre and 12 BR/acre (increases as above); (b) provide recreation open space (100 SF for each studio and 200 SF for each BR); (c) residential to have own entrance; (d) non-residential uses restricted to artist studios (max 1500 SF), stores & shops (max 1500 SF GFA for retail portion), and business professional offices (excluding medical/dental offices).
Village	Hastings-on-Hudson	PWSF	Personal Wireless Service Facilities Overlay		NO (floating district)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Hastings-on-Hudson	R-20	One-Family Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	40%	N/A	N/A
Village	Hastings-on-Hudson	R-10	One-Family Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	35%	N/A	N/A
Village	Hastings-on-Hudson	R-7.5	One-Family Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	40%	N/A	N/A
Village	Hastings-on-Hudson	2R	Two-Family Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	40%	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Hastings-on-Hudson	2R-3.5	Two-Family Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	60%	N/A	N/A
Village	Hastings-on-Hudson	MR-2.5	Multifamily Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	N/A	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Hastings-on-Hudson	MR-1.5	Multifamily Residence	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	MR-O	Multifamily Residence/Office	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	N/A	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Hastings-on-Hudson	MR-C	Multifamily Residence/Commercial	For accessory apartment, no more than 2 bedroom (1 bedroom if affordable as defined by code).	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	LO	Limited Office	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	CO	Commercial Office	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	LC	Limited Commercial	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	CC	Central Commercial	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	LI	Limited Industry	N/A	N/A	NO	N/A	N/A	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Hastings-on-Hudson	GI	General Industry	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	MW	Marine Waterfront	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	MW-A	Marine Waterfront - A	N/A	N/A	As of Right*	All or most shall be townhouses*	N/A	N/A	0.09^
Village	Hastings-on-Hudson	MW-B	Marine Waterfront - B	N/A	N/A	Special Use^	N/A	N/A	N/A	0.725 FAR for all buildings and structures, except as permitted under the incentive density provisions

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Hastings-on-Hudson	PR	Public Park, Recreation and Playground	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	VP	View Preservation	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	NCO	Neighborhood Commercial Overlay	N/A	N/A	NO	N/A	N/A	N/A	N/A
Village	Hastings-on-Hudson	MUPD D	Mixed-Use Planned Development District	12 BR/Acre for DUs for 3 or more family housing, senior housing, assisted living, attached townhouses, and mixed use buildings.*^	N/A	As of Right^	See comments^	60%	N/A	N/A
Village	Hastings-on-Hudson	PWSF	Personal Wireless Service Facilities Overlay	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Hastings-on-Hudson	R-20	One-Family Residence	*1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	R-10	One-Family Residence	*1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	R-7.5	One-Family Residence	*1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	2R	Two-Family Residence	*1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices.	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Hastings-on-Hudson	2R-3.5	Two-Family Residence	*1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	MR-2.5	Multifamily Residence	^3+ families DU permitted, provided that recreation area and open space provided: (a) 100 SF for each studio (efficiency), and (b) 200 SF for each bedroom. *1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Hastings-on-Hudson	MR-1.5	Multifamily Residence	<p>^3+ families DU permitted, provided that recreation area and open space provided: (a) 100 SF for each studio (efficiency), and (b) 200 SF for each bedroom.</p> <p>*1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code.</p> <p>-Map on file in Village offices.</p>	NO	NO	NO	NO
Village	Hastings-on-Hudson	MR-O	Multifamily Residence/Office	<p>^ DUs for 4 or more, but not more than 8, families permitted, provided that recreation area and open space provided: 100 SF for each studio, and 200 SF per BR for other DUs.</p> <p>* 1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code.</p> <p>-Map on file in Village offices.</p>	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Hastings-on-Hudson	MR-C	Multifamily Residence/Commercial	^ DUs for 4 or more, but not more than 8, families permitted, provided that recreation area and open space provided: 100 SF for each studio, and 200 SF per BR for other DUs. * 1 accessory apartment allowed (within principal building), and the owner must occupy one of the units. Apartment must be between 300-1000 SF. Apartment not allowed in house that already has boarders. Apartment shall not include more than two bedrooms; no more than one bedroom if affordable as defined in code. Accessory apartment only in building in existence prior to, November 1, 1994, except for affordable accessory apartment as defined in code. ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	LO	Limited Office	~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	CO	Commercial Office	* 1- or 2-family DUs in existence on 1/21/2003, subject to the bulk requirements for two-family DUs in a 2R District ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	LC	Limited Commercial	~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	CC	Central Commercial	*Only non-residential on first floor. Any residential DU contained therein has a minimum gross floor area of 500 square feet ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	LI	Limited Industry	*Only non-residential on first floor. Any residential DU contained therein has a minimum gross floor area of 500 square feet ~Map on file in Village offices.	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Hastings-on-Hudson	GI	General Industry	*Only non-residential on first floor. Any residential DU contained therein has a minimum gross floor area of 500 square feet ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	MW	Marine Waterfront	~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	MW-A	Marine Waterfront - A	* The Village Board shall require that all or the preponderance of DUs in an MW-A District will be townhouses. ^FAR of residential development not to exceed 0.09. Only the dry land areas of lots within the MW-A District shall be taken into account. (different FAR calculations for other non-residential uses.) ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	MW-B	Marine Waterfront - B	^Density may be increased under incentive density provisions in §295-84l. ^ Permissible with density incentive provisions. ~Map on file in Village offices.	NO	NO	NO	NO

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Hastings-on-Hudson	PR	Public Park, Recreation and Playground	~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	VP	View Preservation	~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	NCO	Neighborhood Commercial Overlay	None	NO	NO	NO	NO
Village	Hastings-on-Hudson	MUPD D	Mixed-Use Planned Development District	* DUs for 3 or more families, including senior enriched/independent living housing and senior assisted living permitted, provided that: (a) max of 6 DU/acre and max 12 BR/acre. Max DU/acre may be increased with dedication of land for open space/recreation; (b) for each DU there shall be recreation area/open space (100 SF for each studio (efficiency); and 200 SF for each BR). ^ Attached 1-family townhouses permitted if: (a) maximum of 6 townhouses/acre, and max 12 BR/acre. Density may be increased similar to equation listed above. ~Map on file in Village offices.	NO	NO	NO	NO
Village	Hastings-on-Hudson	PWSF	Personal Wireless Service Facilities Overlay	None				

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Irvington	1F-80	One-Family Residence District		Yes	80,000	As of Right	No	No	No	No	See comments*	As of right with approval of Building Inspector	Second residence for only son or daughter or parents of primary bldg. residents	N/A
Village	Irvington	1F-60	One-Family Residence District		Yes	60,000	As of Right	No	No	No	No	See comments*	As of right with approval of Building Inspector	Second residence for only son or daughter or parents of primary bldg. residents	N/A
Village	Irvington	1F-40	One-Family Residence District		Yes	40,000	As of Right	No	No	No	No	See comments*	None	N/A	N/A
Village	Irvington	1F-20	One-Family Residence District		Yes	20,000	As of Right	No	No	No	No	See comments*	None	N/A	N/A
Village	Irvington	1F-10	One-Family Residence District		Yes	10,000	As of Right	No	No	No	No	See comments*	None	N/A	N/A
Village	Irvington	1F-5	One-Family Residence District		Yes	5,000	As of Right	No	No	No	No	See comments*	None	N/A	N/A
Village	Irvington	2F	Two-Family Residence District		Yes	5,000	As of Right	As of Right	No	No	No	See comments*	None	N/A	N/A
Village	Irvington	MF	Multi-Family Residence District		Yes	Single Family: 10,000 / DU*; MF: 5,000/DU	As of Right per 1F-10 district	As of Right per 1F-10 district	As of Right*	As of Right*	As of Right*	See comments*	None	N/A	N/A

Village of Irvington

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Irvington	B	Business District		Yes	None Specified	Dwelling units permitted over first floor business uses	Dwelling units permitted over first floor business uses	Dwelling units permitted over first floor business uses	Dwelling units permitted over first floor business uses	Dwelling units permitted over first floor business uses	See comments*	None	N/A	Yes
Village	Irvington	I	Industrial District		Yes	None Specified	No	Special Use	Special Use	Special Use	Special Use	See comments*	None	N/A	Yes
Village	Irvington	PURD 1F-20	Planned Unit Residential Development		Yes**** See comments		As of Right	No	No	No	No	See comments*			
Village	Irvington	PURD 1F-40	Planned Unit Residential Development		Yes**** See comments		As of Right	No	No	No	No	See comments*			
Village	Irvington	R	Railroad	No	Yes	None Specified	No	No	No	No	No	N/A	None	N/A	N/A
Village	Irvington	VP	View Preservation Overlay District				overlay district	overlay district	overlay district	overlay district	overlay district				

Town/City/Village	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Irvington	REC	Recreation District		Yes****See comments	1,306,800	No	No	No	No	No	N/A	None	N/A	N/A

Village of Irvington

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Irvington	1F-80	One-Family Residence District	None	None	Permitted at the discretion of the Planning Board under Cluster provision in the Z.O.	Cluster - Semi-detached, attached (townhomes) or multifamily at discretion of the Planning Board.	75 feet	50 feet	Cluster-Min. lot may be reduced by 50% subject to Resource Protection requirement**	S. F. - 5,400 sq. ft. plus 2% of area > 80,000sq. ft.; Cluster - subject to Planning Board approval.	None, only building coverage	None	0.125
Village	Irvington	1F-60	One-Family Residence District	None	None	Permitted at the discretion of the Planning Board under Cluster provision in the Z.O.	Cluster - Semi-detached, attached (townhomes) or multifamily at discretion of the Planning Board.	60 feet	30 feet	Cluster-Min. lot may be reduced by 50% subject to Resource Protection requirement**	S. F. - 5,000 sq. ft. plus 2% of area > 60,000sq. ft.; Cluster - subject to Planning Board approval.	None, only building coverage	None	0.125
Village	Irvington	1F-40	One-Family Residence District	None	None	Permitted at the discretion of the Planning Board under Cluster	Cluster - Semi-detached, attached (townhomes) or multifamily at discretion of the Planning Board.	60 feet	30 feet	Cluster-Min. lot may be reduced by 50% subject to Resource Protection requirement**	S. F. - 4,800 sq. ft. plus 4% of area > 40,000sq. ft.; Cluster - subject to Planning Board	None, only building coverage	None	0.1625
Village	Irvington	1F-20	One-Family Residence District	None	None	Permitted at the discretion of the Planning Board under Cluster	Cluster - Semi-detached, attached (townhomes) or multifamily at discretion of the Planning Board.	60 feet	30 feet	Cluster-Min. lot may be reduced by 50% subject to Resource Protection requirement**	S. F. - 3,200 sq. ft. plus 6% of area > 20,000sq. ft.; Cluster - subject to Planning Board	None, only building coverage	None	0.2
Village	Irvington	1F-10	One-Family Residence District	None	None	Permitted at the discretion of the Planning Board under Cluster	Cluster - Semi-detached, attached (townhomes) or multifamily at discretion of the Planning Board.	30 feet	15 feet	Cluster-Min. lot may be reduced by 50% subject to Resource Protection requirement**	S. F. - 2,000 sq. ft. plus 12% of area > 10,000sq. ft.; Cluster - subject to Planning Board	None, only building coverage	None	0.28
Village	Irvington	1F-5	One-Family Residence District	None	None	Permitted at the discretion of the Planning Board under Cluster	Cluster - Semi-detached, attached (townhomes) or multifamily at discretion of the Planning Board.	30 feet	10 feet	Cluster-Min. lot may be reduced by 50% subject to Resource Protection requirement**	S. F. - 1,500 sq. ft. plus 16% of area > 5,000sq. ft.; Cluster - subject to Planning Board	None, only building coverage	None	0.43
Village	Irvington	2F	Two-Family Residence District	None	None	No***	N/A	30 feet	10 feet	2 dwelling units/lot	S. F. - 1,500 sq. ft. plus 16% of area > 5,000sq. ft.; Cluster - subject to Planning Board	None, only building coverage	None	0.43
Village	Irvington	MF	Multi-Family Residence District	None	None	No***	Bldgs no longer than 180'; no more than 15 units in a bldg.	30 feet * based upon 1 and 2-family housing zone regulations	15 feet * based upon 1 and 2-family housing zone regulations	8.7 dwelling units/acre	10% of lot area	None, only building coverage	None	0.28 for 1 and 2-family residences; none for multi-family

Village of Irvington

Municipal Zoning Analysis

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Irvington	B	Business District	None	None	No***	None		At least 4 feet	1 DU/2,500 sq. ft. of lot area	60%	70%	None	None
Village	Irvington	I	Industrial District	None	None	No***	Bldgs no longer than 180'; no more than 25 units in a bldg.	No yard required	No yard required	1 DU/1,250 sq. ft. of lot area	70% (all buildings)	None, only building coverage	None	1.4
Village	Irvington	PURD 1F-20	Planned Unit Residential Development			Permitted as of right		No building shall be erected nearer than 100 feet to any perimeter lot line						
Village	Irvington	PURD 1F-40	Planned Unit Residential Development			Permitted as of right		No building shall be erected nearer than 150 feet to any perimeter lot line						
Village	Irvington	R	Railroad	None	None	N/A	N/A			N/A	N/A	N/A	N/A	None
Village	Irvington	VP	View Preservation Overlay District											

Town/City/Village	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Irvington	REC	Recreation District	N/A	N/A	N/A	N/A	50 feet	50 feet from any property line other than a street line	N/A	3.5% (all buildings)	3.50%	N/A	None

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Irvington	1F-80	One-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial	None	None	None	None
Village	Irvington	1F-60	One-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial	None	None	None	None
Village	Irvington	1F-40	One-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial	None	None	None	None
Village	Irvington	1F-20	One-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial	None	None	None	None
Village	Irvington	1F-10	One-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial. Below market rate hsg. permitted by Special Permit for certain village resident/employee classes.	None	None	None	None
Village	Irvington	1F-5	One-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial	None	None	None	None
Village	Irvington	2F	Two-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial. ***Not addressed in this zone regulations	None	None	None	None
Village	Irvington	MF	Multi-Family Residence District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial. ***Not addressed in this zone regulations; ****provided that the entire lot occupied by such dwellings shall not be in more than one ownership at any one time throughout the life of the building; and provided, further, that the lot on which such use is proposed to be erected has frontage on Broadway or on the right-of-way of the New York Central Railroad.	None	None	None	None

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Irvington	B	Business District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial. ***Not addressed in this zone regulations	None	None	None	None
Village	Irvington	I	Industrial District	*Defined for Z. O.--Multiple dwelling unit is a building or portion thereof containing more than one dwelling unit. **Resource Protection requirements apply to all districts except Industrial. ***Not addressed in this zone regulations				
Village	Irvington	PURD 1F-20	Planned Unit Residential Development	****This zone applies to only certain parcels that received site plan approval prior to 1/1/1987. No new PURD applications will be considered or acted upon				
Village	Irvington	PURD 1F-40	Planned Unit Residential Development	****This zone applies to only certain parcels that received site plan approval prior to 1/1/1987. No new PURD applications will be considered or acted upon				
Village	Irvington	R	Railroad	Only railroad related uses permitted in this zone.				
Village	Irvington	VP	View Preservation Overlay District					

Town/City/Village	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Irvington	REC	Recreation District	****Only recreation related uses permitted in this zone.				

T/CN	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	Residential Use Allowed in District (yes answers left blank)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component (As of Right, Special Use, No)
Village	Larchmont	R-30	One-Family Residence District	Yes	30,000		As of Right	No	No	No	No	2 or more DUs	No	NA	NA
Village	Larchmont	R-20	One-Family Residence District	Yes	20,000		As of Right	No	No	No	No	3 or more DUs	No	NA	NA
Village	Larchmont	R-15	One-Family Residence District	Yes	15,000		As of Right	No	No	No	No	4 or more DUs	No	NA	NA
Village	Larchmont	R-12.5	One-Family Residence District	Yes	12,500		As of Right	No	No	No	No	5 or more DUs	No	NA	NA
Village	Larchmont	R-10	One-Family Residence District	Yes	10,000		As of Right	No	No	No	No	6 or more DUs	No	NA	NA
Village	Larchmont	R-7.5	One-Family Residence and Townhouse District	Yes	7,500		As of Right	Special Use	Special Use	Special Use	Special Use	7 or more DUs	No	NA	NA
Village	Larchmont	R-5	One-Family Residence District	Yes	5,000		As of Right	No	No	No	No	8 or more DUs	No	NA	NA
Village	Larchmont	MF	Multifamily Residence District	Yes	1,500		As of Right	As of Right	As of Right	As of Right	As of Right	9 or more DUs	No	NA	NA
Village	Larchmont	W	Waterfront Coastal Zone District	Yes	50,000		As of Right	No	No	No	No	10 or more DUs	No	NA	NA
Village	Larchmont	RB	Retail Business Commercial District	Yes	1,000		No	As of Right	As of Right	As of Right	As of Right	11 or more DUs	No	NA	Yes, subject to meeting parking and other conditions
Village	Larchmont	RC	Retail Center Commercial District	Yes	1,000		No	As of Right	As of Right	As of Right	As of Right	12 or more DUs	No	NA	Yes, subject to meeting parking and other conditions

Village of Larchmont

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	Height
Village	Larchmont	R-30	One-Family Residence District	NA	NA	NA	NA	30 feet	12 feet/30 feet	NA	17.5% (main building)	NA	NA	NA	
Village	Larchmont	R-20	One-Family Residence District	NA	NA	NA	NA	30 feet	12 feet/30 feet	NA	20% (main building)	NA	NA	NA	
Village	Larchmont	R-15	One-Family Residence District	NA	NA	NA	NA	30 feet	10 feet/25 feet	NA	22.5% (main building)	NA	NA	NA	
Village	Larchmont	R-12.5	One-Family Residence District	NA	NA	NA	NA	30 feet	10 feet/25 feet	15.84	22.5% (main building)	NA	NA	NA	
Village	Larchmont	R-10	One-Family Residence District	NA	NA	NA	NA	30 feet	10 feet/25 feet	NA	25% (main building)	NA	NA	NA	
Village	Larchmont	R-7.5	One-Family Residence and Townhouse District	2-bed, townhouse	NA	NO	7 units per acre per bldg. 6-acre min for townhse dev.	30 feet	10 feet/22 feet	2.904	25% (main building)	NA	NA	NA	
Village	Larchmont	R-5	One-Family Residence District	NA	NA	NA	NA	30 feet	6 feet/16 feet	NA	30% (main building)	NA	NA	NA	
Village	Larchmont	MF	Multifamily Residence District	NA	NA	NA	20 DUs per building	20 feet	15 feet/30 feet	NA	35% (main building)	NA	NA	NA	Height - 2.5 stories or 30 feet
Village	Larchmont	W	Waterfront Coastal Zone District	NA	NA	NA	NA	30 feet	12 feet/30 feet	NA	17.5% (main building)	NA	NA	NA	Height - 2.5 stories or 30 feet
Village	Larchmont	RB	Retail Business Commercial District	NA	NA	NA	20 DUs per building	10 feet	30 feet (both sides)	NA	80% (main building)	NA	NA	NA	Height - 2 stories or 25 feet
Village	Larchmont	RC	Retail Center Commercial District	NA	NA	NA	NA	Not Applicable	Not Applicable	NA	80% (main building)	NA	NA	NA	Height - 2 stories or 25 feet

Village of Larchmont

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Larchmont	R-30	One-Family Residence District		None	None	None	None
Village	Larchmont	R-20	One-Family Residence District		None	None	None	None
Village	Larchmont	R-15	One-Family Residence District		None	None	None	None
Village	Larchmont	R-12.5	One-Family Residence District		None	None	None	None
Village	Larchmont	R-10	One-Family Residence District		None	None	None	None
Village	Larchmont	R-7.5	One-Family Residence and Townhouse District		None	None	None	None
Village	Larchmont	R-5	One-Family Residence District		None	None	None	None
Village	Larchmont	MF	Multifamily Residence District		None	None	None	None
Village	Larchmont	W	Waterfront Coastal Zone District		None	None	None	None
Village	Larchmont	RB	Retail Business Commercial District	Multi-Family developments allowed as of right, subject to parking requirements	None	None	None	None
Village	Larchmont	RC	Retail Center Commercial District	Multi-Family developments allowed as of right, subject to parking requirements	None	None	None	None

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
Town	Lewisboro	R-4A	One-Family Residence		Yes	174,240	As of Right	No	No	No	No	N/A	Special Use	4 people per accessory unit; 300 ft minimum floor area	No mixed use	
Town	Lewisboro	R-2A	One-Family Residence		Yes	87,120	As of Right	No	No	No	No	N/A	Special Use	Separate defintions for accessory residential unit and accessory apartment	No mixed use	
Town	Lewisboro	R-1A	One-Family Residence		Yes	43,560	As of Right	No	No	No	No	N/A	Special Use	Separate defintions for accessory residential unit and accessory apartment	No mixed use	
Town	Lewisboro	R-1/2A	One-Family Residence		Yes	21,780	As of Right	No	No	No	No	N/A	Special Use	Separate defintions for accessory residential unit and accessory apartment	No mixed use	
Town	Lewisboro	R-1/4A	One-Family Residence		Yes	10,890	As of Right	No	No	No	No	N/A	No	Parcel must be at least 1/2 acre	No mixed use	
Town	Lewisboro	R-2F-10	Two-Family Residence District		Yes	10,000	As of Right	As of Right	No	No	No	N/A	Special Use	Separate defintions for accessory residential unit and accessory apartment	No mixed use	
Town	Lewisboro	R-2F-7.5	Two-Family Residence District		Yes	7,500	As of Right	As of Right	No	No	No	N/A	Special Use	Separate defintions for accessory residential unit and accessory apartment	No mixed use	
Town	Lewisboro	R-MF	Multifamily Residence District		Yes	653400, or 15,000 if served by public water and sewer	As of Right	No	As of Right	As of Right	As of Right	A building containing three or more dwelling units.	No	N/A	No mixed use	
Town	Lewisboro	CC-20	Campus Commercial District		N/A	871,200	As of Right	No	No	No	No	N/A	Special Use	4 people per accessory unit; 300 ft minimum floor area	No mixed use	

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Lewisboro	SU	Service Utility District		N/A	435,600	As of Right	No	No	No	No	N/A	Special Use	4 people per accessory unit; 300 ft minimum floor area	No mixed use
Town	Lewisboro	RB	Retail Business District		Yes	21,780	As of Right	No	No	No	No	N/A	No	N/A	*Permitted
Town	Lewisboro	GB	General Business District		Yes	21,780	As of Right	No	No	No	No	N/A	No	N/A	*Permitted
Town	Lewisboro	SC	Special Character Overlay District		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Lewisboro	R-4A	One-Family Residence	N/A	N/A	Not permitted	N/A	50 feet from front lot line, 75 feet from street center line	50	N/A	6%	N/A
Town	Lewisboro	R-2A	One-Family Residence	N/A	N/A	Not permitted	N/A	50 feet from front lot line, 75 feet from street center line	40	N/A	9%	N/A
Town	Lewisboro	R-1A	One-Family Residence	N/A	N/A	Not permitted	N/A	40 feet from front lot line, 65 feet from street center line	30	N/A	12%	N/A
Town	Lewisboro	R-1/2A	One-Family Residence	N/A	N/A	Not permitted	N/A	30/55	15	N/A	15%	N/A
Town	Lewisboro	R-1/4A	One-Family Residence	N/A	N/A	Not permitted	N/A	25/50	12	N/A	25%	N/A
Town	Lewisboro	R-2F-10	Two-Family Residence District	N/A	N/A	Not permitted	N/A	30/55	10	N/A	30%	N/A
Town	Lewisboro	R-2F-7.5	Two-Family Residence District	N/A	N/A	Not permitted	N/A	25/50	8	N/A	35%	N/A
Town	Lewisboro	R-MF	Multifamily Residence District	N/A	N/A	Not permitted	N/A	50/75	40	N/A	12%	N/A
Town	Lewisboro	CC-20	Campus Commercial District	N/A	N/A	Not permitted	N/A	100	100	N/A	10%	25%

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Lewisboro	SU	Service Utility District	N/A	N/A	Not permitted	N/A	100	100	N/A	15%	50%
Town	Lewisboro	RB	Retail Business District	N/A	N/A	Not permitted	N/A	20 feet from lot line/45 feet from street center line	150 feet from lot line/175 from street center line	N/A	20%	60%
Town	Lewisboro	GB	General Business District	N/A	N/A	Not permitted	N/A	20 feet from lot line/45 feet from street center line	150 feet from lot line/175 from street center line	N/A	20%	60%
Town	Lewisboro	SC	Special Character Overlay District	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

T/C/N	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	WORD SEARCH			
							HUD	Section 8	Source Income	Choice Voucher
Town	Lewisboro	R-4A	One-Family Residence	300 sq ft/dwelling for accessory apartments in all districts where permitted	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-2A	One-Family Residence	300 sq ft/dwelling for accessory apartments in all districts where permitted	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-1A	One-Family Residence	300 sq ft/dwelling for accessory apartments in all districts where permitted	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-1/2A	One-Family Residence	300 sq ft/dwelling for accessory apartments in all districts where permitted	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-1/4A	One-Family Residence	N/A	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-2F-10	Two-Family Residence District	300 sq ft/dwelling for accessory apartments in all districts where permitted	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-2F-7.5	Two-Family Residence District	300 sq ft/dwelling for accessory apartments in all districts where permitted	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	R-MF	Multifamily Residence District	N/A	N/A	1/3 of the floor area may be rented to up to 2 unrelated individuals in all residential districts	N/A	N/A	N/A	N/A
Town	Lewisboro	CC-20	Campus Commercial District	N/A	20%	"no site improvement on a CC-20 District lot shall be located closer than 200 feet to a residence district boundary line. A perimeter buffer area, 200 feet in width, shall be established along all lot lines of a CC-20 District lot, within the CC-20 District lot, where said lines abut land in a residence district."	N/A	N/A	N/A	N/A

T/CN	Municipality	Zoning District	Name of District	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	WORD SEARCH			
							HUD	Section 8	Source Income	Choice Voucher
Town	Lewisboro	SU	Service Utility District	N/A	20%	"The provisions of § 220-27B(3) (perimeter buffer in CC-20 District) shall apply to SU Districts, except that the minimum width of the perimeter buffer shall be 100 feet."	N/A	N/A	N/A	N/A
Town	Lewisboro	RB	Retail Business District	N/A	30%	"Separate dwelling unit or units 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."	N/A	N/A	N/A	N/A
Town	Lewisboro	GB	General Business District	N/A	40%	"Separate dwelling unit or units 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."	N/A	N/A	N/A	N/A
Town	Lewisboro	SC	Special Character Overlay District	N/A	N/A	Special overlay district which requires Architecture and Community Appearance Review Council determination for building permit, site development, subdivision, special use permit, etc.	N/A	N/A	N/A	N/A

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component (As of Right, Special Use, No)
Town	Mamaroneck	R-50	One-Family Residence District		Yes	50,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	Accessory buildings or trailers for domestic employees only	No
Town	Mamaroneck	R-30	One-Family Residence District		Yes	30,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	Accessory buildings or trailers for domestic employees only	No
Town	Mamaroneck	R-20	One-Family Residence District		Yes	20,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	Accessory buildings or trailers for domestic employees only	No
Town	Mamaroneck	R-15	One-Family Residence District		Yes	15,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	Accessory buildings or trailers for domestic employees only	No
Town	Mamaroneck	R-10	One-Family Residence District		Yes	10,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	Accessory buildings or trailers for domestic employees only	No
Town	Mamaroneck	R-7.5	One-Family Residence District		Yes	7,500	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	R-6	One-Family Residence District		Yes	6,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	R-2F	Two-Family Residence District		Yes	10,000	As of Right	As of Right	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component (As of Right, Special Use, No)
Town	Mamaroneck	R-GA	Garden Apartment District		Yes	3,500	No	No	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	R-A	Attached Residence District		Yes	2,500/d.u.	No	No	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	R-TA	Tower Apartment District		Yes	1,500/d.u.	No	No	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	B	Business District	No	Yes	No minimum lot required	No	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	LI	Light Industry District	No	Yes	No minimum lot required	No	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	UR	Urban Renewal District		Yes	1,750, sq ft	No	No	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs.	No	NA	Allows mix of uses
Town	Mamaroneck	SB	Service Business District	No	Yes	No minimum lot required	No	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No
Town	Mamaroneck	B-MUB	Business - Mixed Use Business District	No	Yes	80,000 sq ft	No	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	As of Right
Town	Mamaroneck	REC	Recreation District	No	Yes	2,178,000	No	No	No	No	No	A building or portion thereof containing three or more DUs.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mamaroneck	R-50	One-Family Residence District	NA	NA	NA	NA	50 FT	35 FT (each side)	NA	35% (all buildings)	35%	NA	formula based on lot size
Town	Mamaroneck	R-30	One-Family Residence District	NA	NA	NA	NA	50 FT	20 FT/50 FT	NA	35% (all buildings)	35%	NA	formula based on lot size
Town	Mamaroneck	R-20	One-Family Residence District	NA	NA	NA	NA	40 FT	15 FT/40 FT	NA	35% (all buildings)	35%	NA	formula based on lot size
Town	Mamaroneck	R-15	One-Family Residence District	NA	NA	NA	NA	40 FT	10 FT/30 FT	NA	35% (all buildings)	35%	NA	formula based on lot size
Town	Mamaroneck	R-10	One-Family Residence District	NA	NA	NA	NA	30 FT	10 FT/25 FT	NA	35% (all buildings)	35%	NA	formula based on lot size
Town	Mamaroneck	R-7.5	One-Family Residence District	NA	NA	NA	NA	30 FT	10 FT/20 FT	NA	35% (all buildings)	35%	NA	formula based on lot size
Town	Mamaroneck	R-6	One-Family Residence District	NA	NA	NA	NA	30 FT	8 FT/18 FT	NA	35% (all buildings)		NA	formula based on lot size
Town	Mamaroneck	R-2F	Two-Family Residence District	NA	NA	NA	NA	30 FT	8 FT/18 FT	NA	35% (all buildings)	35%	NA	formula based on lot size

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mamaroneck	R-GA	Garden Apartment District	NA	NA	NA	NA	30 FT	25 FT/60 FT	NA	Max. coverage of lot is 25%	25%	750	
Town	Mamaroneck	R-A	Attached Residence District	NA	NA	NA	NA	30 FT	25 FT/60 FT	NA	Max. coverage of lot is 25%	25%	750	
Town	Mamaroneck	R-TA	Tower Apartment District	NA	NA	NA	NA	15 FT	Minimum of 5 FT	NA	Max. coverage of lot is 20%	20%	750	
Town	Mamaroneck	B	Business District	NA	NA	NA	NA	Not Required	Not Required	NA	Max. building coverage is 25%		Max. total floor area = 50%	
Town	Mamaroneck	LI	Light Industry District	NA	NA	NA	NA			NA	Max. building coverage is 50%		NA	
Town	Mamaroneck	UR	Urban Renewal District	NA	NA	NA	NA			NA		20%	NA	
Town	Mamaroneck	SB	Service Business District	NA	NA	NA	NA			NA			NA	
Town	Mamaroneck	B-MUB	Business - Mixed Use Business District	There shall be no more than one three-	NA	NA	NA			NA	Max. coverage of principle building shall be 60%		595 sq ft.	0.16 FAR (for NON-RESIDENTIAL)
Town	Mamaroneck	REC	Recreation District	NA	NA	NA	NA	150 FT	75 FT (each side)	NA	Max. coverage of principle building shall be 1%			

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mamaroneck	R-50	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-30	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-20	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-15	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-10	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-7.5	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-6	One-Family Residence District		None	None	None	None
Town	Mamaroneck	R-2F	Two-Family Residence District		None	None	None	None

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mamaroneck	R-GA	Garden Apartment District		None	None	None	None
Town	Mamaroneck	R-A	Attached Residence District		None	None	None	None
Town	Mamaroneck	R-TA	Tower Apartment District		None	None	None	None
Town	Mamaroneck	B	Business District		None	None	None	None
Town	Mamaroneck	LI	Light Industry District	The average size of all DUs on any site shall not exceed two bedrooms per unit. No dwelling unit shall have more than three bedrooms.	None	None	None	None
Town	Mamaroneck	UR	Urban Renewal District	Affordable multifamily dwellings, where all units comply with the definition of "affordable units" as adopted by resolution by the Town Board of the Town of Mamaroneck, to be permitted in accord with construction requirements to the extent they differ from those of the R-TA District, on sites designated on the Zoning Map.	None	None	None	None
Town	Mamaroneck	SB	Service Business District		None	None	None	None
Town	Mamaroneck	B-MUB	Business - Mixed Use Business District	There shall be at least one workforce housing unit for every 17 DUs. There shall be no more than one three-bedroom dwelling unit for every 25 DUs. Nonresidential uses shall not occupy more than 40% of all structures	None	None	None	None
Town	Mamaroneck	REC	Recreation District		None	None	None	None

Village of Mamaroneck

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component (As of Right, Special Use, No)
Village	Mamaroneck	R-20	One-Family Residential District		Yes	20,000	As of Right	No	No	No	No	No	No	NA	No
Village	Mamaroneck	R-15	One-Family Residential District		Yes	15,000	As of Right	No	No	No	No	No	No	NA	No
Village	Mamaroneck	R-10	One-Family Residential District		Yes	10,000	As of Right	No	No	No	No	No	No	NA	No
Village	Mamaroneck	R-7.5	One-Family Residential District		Yes	7,500	As of Right	No	No	No	No	No	No	NA	No
Village	Mamaroneck	R-6	One-Family Residential District		Yes	6,000	As of Right	No	No	No	No	No	No	NA	No
Village	Mamaroneck	R-5	One-Family Residential District		Yes	5,000	As of Right	No	No	No	No	No	No	NA	No
Village	Mamaroneck	R-2F	One-and Two-Family Residential District		Yes	7,500 (Assuming two-family)	As of Right	As of Right	No	No	No	No	No	NA	No
Village	Mamaroneck	R-4F	One to Four-Family Residential District		Yes	10,000	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	No
Village	Mamaroneck	RM-1	Multiple Residence District		Yes	40,000, but not less than 2,500 per DU	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	No
Village	Mamaroneck	RM-2	Multiple Residence District		Yes	20,000, but not less than 1,500 per DU	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	No
Village	Mamaroneck	RM-3	Multiple Residence District		Yes	20,000, but not less than 1,000 per DU	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	No
Village	Mamaroneck	RM/SC	Multiple Residence/Senior Citizen District		Yes	20,000, but not less than 300 per DU	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	No
Village	Mamaroneck	C-1	General Commercial District		Yes	NONE	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	As of Right
Village	Mamaroneck	C-2	General Commercial District		Yes	NONE	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	No	NA	As of Right
Village	Mamaroneck	O-1	Office District		Yes	130,680	Special Use	Special Use	Special Use	Special Use	Special Use	3 or more DU's	No	NA	No

Village of Mamaroneck

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component (As of Right, Special Use, No)
Village	Mamaroneck	M-1	Manufacturing District	No	Yes	10,000	No	No	No	No	No	No	No	NA	No
Village	Mamaroneck	P	Parking District	NO	Yes	5,000	No	No	No	No	No	No	No	NA	No
Village	Mamaroneck	PB	Public District		Yes	NA	Special Use	Special Use	Special Use	Special Use	Special Use	3 or more DU's	No	NA	No
Village	Mamaroneck	MR	Marine Recreation District	NO	Yes	43,560	No	No	No	No	No	No	No	NA	No
Village	Mamaroneck	MC-1	General Marine - Commercial District	No	Yes	43,560	No	No	No	No	No	No	No	NA	No
Village	Mamaroneck	MC-2	Central Marine - Commercial District	NO	Yes	NONE	No	No	No	No	No	No	No	NA	No

Village of Mamaroneck

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Mamaroneck	R-20	One-Family Residential District	No	No	NA	NA	25 FT	20 FT/45 FT	NA	35%	NA	NA	0.3
Village	Mamaroneck	R-15	One-Family Residential District	No	No	NA	NA	25 FT	15 FT/35 FT	NA	35%	NA	NA	0.35
Village	Mamaroneck	R-10	One-Family Residential District	No	No	NA	NA	25 FT	10 FT/25 FT	NA	35%	NA	NA	0.4
Village	Mamaroneck	R-7.5	One-Family Residential District	No	No	NA	NA	25 FT	8 FT/20 FT	NA	35%	NA	NA	0.45
Village	Mamaroneck	R-6	One-Family Residential District	No	No	NA	NA	20 FT	8 FT/18 FT	NA	35%	NA	NA	0.5
Village	Mamaroneck	R-5	One-Family Residential District	No	No	NA	NA	20 FT	6 FT/14 FT	NA	35%	NA	NA	0.55
Village	Mamaroneck	R-2F	One-and Two-Family Residential District	No	No	NA	NA	20 FT	6 FT/16 FT	NA	35%	NA	NA	0.65
Village	Mamaroneck	R-4F	One to Four-Family Residential District	No	No	NA	NA	20 FT	6 FT/16 FT	NA	35%	NA	NA	0.7
Village	Mamaroneck	RM-1	Multiple Residence District	No	No	NA	NA	40 FT	30 FT/60 FT	NA	25%	NA	NA	0.5
Village	Mamaroneck	RM-2	Multiple Residence District	No	No	NA	NA	25 FT	25 FT/50 FT	NA	30%	NA	NA	0.8
Village	Mamaroneck	RM-3	Multiple Residence District	No	No	NA	NA	25 FT	25 FT/50 FT	NA	35%	NA	NA	1.2
Village	Mamaroneck	RM/SC	Multiple Residence/Senior Citizen District	2	No	NA	Cannot have units larger than 2-bedrooms.	10 FT	5 FT/10 FT	NA	50%	NA	NA	4
Village	Mamaroneck	C-1	General Commercial District	No	No	NA	NA	10 FT	Not Required	NA	50%	NA	NA	0.8
Village	Mamaroneck	C-2	General Commercial District	No	No	NA	NA	Not Required	Not Required	NA	NA	NA	NA	2
Village	Mamaroneck	O-1	Office District	No	No	NA	NA	50 FT	50 FT	NA	25%	NA	NA	0.5

Village of Mamaroneck

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Mamaroneck	M-1	Manufacturing District	No	No	NA	NA	Not Required	Not Required	NA	50%	NA	NA	1
Village	Mamaroneck	P	Parking District	No	No	NA	NA	3 FT	3 FT	NA	10%	NA	NA	Not Specified
Village	Mamaroneck	PB	Public District	No	No	NA	NA			NA	NA	NA	NA	
Village	Mamaroneck	MR	Marine Recreation District	No	No	NA	NA	25 FT	20 FT	NA	20%	NA	NA	0.15
Village	Mamaroneck	MC-1	General Marine - Commercial District	No	No	NA	NA	10 FT	5 FT	NA	50%	NA	NA	1
Village	Mamaroneck	MC-2	Central Marine - Commercial District	No	No	NA	NA	10 FT	5 FT	NA	50%	NA	NA	2

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Mamaroneck	R-20	One-Family Residential District	Group Homes Allowed. Planned Residential Developments (PRD) allowed on 10 acres or larger site with buildings having up 8 units each.	None	None	None	None
Village	Mamaroneck	R-15	One-Family Residential District	Group Homes Allowed. Planned Residential Developments (PRD) allowed on 10 acres or larger site with buildings having up 8 units each.	None	None	None	None
Village	Mamaroneck	R-10	One-Family Residential District	Group Homes Allowed. Planned Residential Developments (PRD) allowed on 10 acres or larger site with buildings having up 8 units each.	None	None	None	None
Village	Mamaroneck	R-7.5	One-Family Residential District	Group Homes Allowed. Planned Residential Developments (PRD) allowed on 10 acres or larger site with buildings having up 8 units each.	None	None	None	None
Village	Mamaroneck	R-6	One-Family Residential District	Group Homes Allowed. Planned Residential Developments (PRD) allowed on 10 acres or larger site with buildings having up 8 units each.	None	None	None	None
Village	Mamaroneck	R-5	One-Family Residential District	Group Homes Allowed. Max FAR may be increased for inclusion of below-market rate housing. Infill provision to sites under 40,000 unless used for below market rate housing	None	None	None	None
Village	Mamaroneck	R-2F	One-and Two-Family Residential District		None	None	None	None
Village	Mamaroneck	R-4F	One to Four-Family Residential District		None	None	None	None
Village	Mamaroneck	RM-1	Multiple Residence District		None	None	None	None
Village	Mamaroneck	RM-2	Multiple Residence District	20% Density Increase - see Affordable Provisions	None	None	None	None
Village	Mamaroneck	RM-3	Multiple Residence District	20% Density Increase - see Affordable Provisions	None	None	None	None
Village	Mamaroneck	RM/SC	Multiple Residence/Senior Citizen District	1) 20% Density Increase - see Affordable Provisions 2) restricted to 62 years of age and older or handicap between ages 18-62. Children of eligible residents between ages 18-62 allowed	None	None	None	None
Village	Mamaroneck	C-1	General Commercial District	Max FAR may be increased for inclusion of below-market rate housing. Infill provision to sites under 40,000 unless used for below market rate housing	None	None	None	None
Village	Mamaroneck	C-2	General Commercial District	Max FAR may be increased for inclusion of below-market rate housing.	None	None	None	None
Village	Mamaroneck	O-1	Office District	Allows any uses permitted in one-family districts indicated on zoning map as alternate area to O-1 zone	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Mamaroneck	M-1	Manufacturing District		None	None	None	None
Village	Mamaroneck	P	Parking District		None	None	None	None
Village	Mamaroneck	PB	Public District	All Village-owned property shall be put to such public uses as the Village Board may dully describe and presecrbe.	None	None	None	None
Village	Mamaroneck	MR	Marine Recreation District	25% of site to be used for open space	None	None	None	None
Village	Mamaroneck	MC-1	General Marine - Commercial District		None	None	None	None
Village	Mamaroneck	MC-2	Central Marine - Commercial District		None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES									
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component	
Town / Village	Mount Kisco	PD	Preservation District	No	YES ~	N/A	NO	NO	NO	NO	NO	NO	N/A	As of Right*	See comments	NO
Town / Village	Mount Kisco	CD	Conservation Development District		YES ~	15,000	As of Right	NO	NO	NO	NO	NO	N/A	As of Right*	See comments	NO
Town / Village	Mount Kisco	RS-12	Low-Density One-Family Residence District		YES ~	12,500	As of Right	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	RS-9	Moderate-Density One-Family Residence District		YES ~	9,375	As of Right	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	RS-6	Medium-Density One-Family Residence District		YES ~	6,250	As of Right	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	RT-6	One- and Two-Family Residence District		YES ~	6,250	As of Right	As of Right	NO	NO	NO	NO	N/A	NO	N/A	NO

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town / Village	Mount Kisco	RM-10	Moderate-Density Multifamily District		YES ~	6,250 for 1- and 2-family 10,000 for townhouses and multifamily (sliding scale - see comments)^	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	NO	N/A	NO
Town / Village	Mount Kisco	RM-12	Medium-Density Multifamily District		YES ~	6,250 for 1- and 2-family 40,000 for townhouses and multifamily (sliding scale - see comments)^	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	NO	N/A	NO
Town / Village	Mount Kisco	RM-29	High-Density Multifamily Residence District		YES ~	6,250 for 1- and 2-family 40,000 for townhouses and multifamily (sliding scale - see comments)^	As of Right	As of Right	As of Right	As of Right	As of Right	3 or more DU's	NO	N/A	NO
Town / Village	Mount Kisco	CB-1	Central Business District - 1	No	YES ~	N/A	NO	NO	NO	NO	NO	N/A	NO	N/A	As of Right*

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town / Village	Mount Kisco	CB-2	Central Business District - 2	No	YES ~	N/A	NO	NO	NO	NO	NO	N/A	NO	N/A	As of Right*
Town / Village	Mount Kisco	GR	General Retail District	No	YES ~	10,000	NO	NO	NO	NO	NO	N/A	NO	N/A	As of Right*
Town / Village	Mount Kisco	CN	Neighborhood Commercial District	No	YES ~	7,000	NO	NO	NO	NO	NO	N/A	NO	N/A	As of Right*
Town / Village	Mount Kisco	CL	Limited Commercial District	No	YES ~	10,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	OG	General Office District	No	YES ~	20,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	OD	Low-Intensity Office District	No	YES ~	10,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	OC	Cottage Office District		YES ~	6,250 for 1-family 10,000 for mixed-use (sliding scale - see comments)^	As of Right	NO	NO	NO	NO	N/A	NO	N/A	As of Right*
Town / Village	Mount Kisco	RD	Research and Development District	No	YES ~	40,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	ML	Light Manufacturing District	No	YES ~	10,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town / Village	Mount Kisco	SC	Service Commercial District	No	YES ~	10,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	GC	General Commercial District	No	YES ~	40,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	H	Hospital District		YES ~	3,125 SF/DU; 900 SF/DW for 6-story multifamily^	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	3 or more DU's	NO	N/A	Special Use*^
Town / Village	Mount Kisco	R	Recreation District	No	YES ~	10,000	NO	NO	NO	NO	NO	N/A	NO	N/A	NO
Town / Village	Mount Kisco	PWSF	Personal Wireless Service Facilities Overlay District	No	NO ~	Not Applicable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town / Village	Mount Kisco	PRD	Planned Residential Development District		NO ~	22,500 SF for 1- and 2-family 87,120 SF for attached 1-family*	As of Right	As of Right	Special Use*	Special Use*	Special Use*	3 or more DU's	Special Use^	See comments^	N/A

Town/Village of Mount Kisco

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area / Dwelling	F.A.R.
Town / Village	Mount Kisco	PD	Preservation District	N/A	N/A	NO	N/A	No Construction	No Construction	N/A	N/A	N/A	N/A	N/A
Town / Village	Mount Kisco	CD	Conservation Development District	N/A	N/A	NO	N/A	No Construction	No Construction	1 DU/ 1.25 acres	20%	35%	N/A	N/A
Town / Village	Mount Kisco	RS-12	Low-Density One-Family Residence District	N/A	N/A	NO	N/A	27 FT	15 FT	3 DU/ 1 acre	20-25% for 1-family (see comments)*	40%	N/A	N/A
Town / Village	Mount Kisco	RS-9	Moderate-Density One-Family Residence District	N/A	N/A	NO	N/A	27 FT	15 FT	4 DU/ 1 acre	20-25% for 1-family (see comments)*	40%	N/A	N/A
Town / Village	Mount Kisco	RS-6	Medium-Density One-Family Residence District	N/A	N/A	NO	N/A	27 FT	15 FT	6 DU/ 1 acre	20-25% for 1-family (see comments)*	40%	N/A	N/A
Town / Village	Mount Kisco	RT-6	One- and Two-Family Residence District	N/A	N/A	NO	N/A	27 FT	5 FT/total of 15 FT	N/A	20-25% for 1-family (see comments)*	50%	N/A	N/A

Town/Village of Mount Kisco

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area / Dwelling	F.A.R.
Town / Village	Mount Kisco	RM-10	Moderate-Density Multifamily District	N/A	N/A	As of Right*	Minimum 1,500 SF lot area per DU. Building(s) must be concentrated on lot to maximize open space*	28 FT	6 FT/total of 15 FT	N/A	20%-25% for 1- and 2-family; 25% for townhouse and multifamily (see comments)^	40% 1-family 50% 2-family 65% townhouse & multifamily	N/A	N/A
Town / Village	Mount Kisco	RM-12	Medium-Density Multifamily District	N/A	N/A	As of Right*	Minimum 4,500 SF lot area per DU. Building(s) must be concentrated on lot to maximize open space*	29 FT	7 FT/total of 15 FT	N/A	20%-25% for 1- and 2-family; 30% for townhouse and multifamily (see comments)^	50% 1-family 50% 2-family 60% - townhouse and multifamily	N/A	N/A
Town / Village	Mount Kisco	RM-29	High-Density Multifamily Residence District	N/A	N/A	As of Right*	Minimum 1,500 SF lot area per DU. Building(s) must be concentrated on lot to maximize open space*	30 FT	8 FT/total of 15 FT	N/A	20%-30% for 1- and 2-family; 30% for townhouse and multifamily (see comments)^	40% 1-family 40% 2-family 70% - townhouse and multifamily	N/A	N/A
Town / Village	Mount Kisco	CB-1	Central Business District - 1	N/A	N/A	NO	Residential units only permitted above commercial/service use (see comments)*	31 FT	9 FT/total of 15 FT	N/A	90%	100%	N/A	N/A

Town/Village of Mount Kisco

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area / Dwelling	F.A.R.
Town / Village	Mount Kisco	CB-2	Central Business District - 2	N/A	N/A	NO	Residential units only permitted above commercial/service use (see comments)*	32 FT	10 FT/total of 15 FT	N/A	75%	90%	N/A	N/A
Town / Village	Mount Kisco	GR	General Retail District	N/A	N/A	NO	Residential units only permitted above commercial/service use (see comments)*	33 FT	11 FT/total of 15 FT	N/A	30%	80%	N/A	N/A
Town / Village	Mount Kisco	CN	Neighborhood Commercial District	N/A	N/A	NO	N/A	34 FT	12 FT/total of 15 FT	N/A	35%	70%	N/A	N/A
Town / Village	Mount Kisco	CL	Limited Commercial District	N/A	N/A	NO	N/A	20 FT	10 FT; 30 FT if abutting a residential area	N/A	30%	80%	N/A	N/A
Town / Village	Mount Kisco	OG	General Office District	N/A	N/A	NO	N/A	21 FT	11 FT; 30 FT if abutting a residential area	N/A	25%	70%	N/A	N/A
Town / Village	Mount Kisco	OD	Low-Intensity Office District	N/A	N/A	NO	N/A	22 FT	12 FT; 30 FT if abutting a residential area	N/A	25%	75%	N/A	N/A
Town / Village	Mount Kisco	OC	Cottage Office District	N/A	N/A	NO	N/A	23 FT	13 FT; 30 FT if abutting a residential area	N/A	20-25% for 1-family 35% for mixed use^	50% for 1-family 60% for mixed use^	N/A	N/A
Town / Village	Mount Kisco	RD	Research and Development District	N/A	N/A	NO	N/A	24 FT	14 FT; 30 FT if abutting a residential area	N/A	35%	70%	N/A	N/A
Town / Village	Mount Kisco	ML	Light Manufacturing District	N/A	N/A	NO	N/A	25 FT	15 FT; 30 FT if abutting a residential area	N/A	45%	70%	N/A	N/A

Town/Village of Mount Kisco

Municipal Zoning Analysis

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area / Dwelling	F.A.R.
Town / Village	Mount Kisco	SC	Service Commercial District	N/A	N/A	NO	N/A	26 FT	16 FT; 30 FT if abutting a residential area	N/A	45%	70%	N/A	N/A
Town / Village	Mount Kisco	GC	General Commercial District	N/A	N/A	NO	N/A	27 FT	17 FT; 30 FT if abutting a residential area	N/A	50%	75%	N/A	N/A
Town / Village	Mount Kisco	H	Hospital District	N/A	N/A	NO	N/A	28 FT	18 FT; 30 FT if abutting a residential area	N/A	25%	N/A	N/A	N/A
Town / Village	Mount Kisco	R	Recreation District	N/A	N/A	NO	N/A	29 FT	19 FT; 30 FT if abutting a residential area	N/A	30%	80%	N/A	N/A
Town / Village	Mount Kisco	PWSF	Personal Wireless Service Facilities Overlay District	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town / Village	Mount Kisco	PRD	Planned Residential Development District	N/A	N/A	As of Right*	N/A	17 FT	15 FT	N/A	25%	40% for 1- and 2-family (detached) 35% for 1-family attached 65% for multi family	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town / Village	Mount Kisco	PD	Preservation District	*Living facilities for management, maintenance or security personnel permitted; ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	CD	Conservation Development District	*Living facilities for management, maintenance or security personnel of the development permitted. Living facilities shall be included in the total dwelling unit count for the development. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	RS-12	Low-Density One-Family Residence District	*Building coverage on sliding scale dependent upon net lot area. See §110.8(C) - Saved in e-folder. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	RS-9	Moderate-Density One-Family Residence District	*Building coverage on sliding scale dependent upon net lot area. See §110.9(C) - Saved in e-folder. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	RS-6	Medium-Density One-Family Residence District	*Building coverage on sliding scale dependent upon net lot area. See §110.10(C) - Saved in e-folder. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	RT-6	One- and Two-Family Residence District	*Building coverage on sliding scale dependent upon net lot area. See §110.11(C) - Saved in e-folder. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town / Village	Mount Kisco	RM-10	Moderate-Density Multifamily District	<p>^ Minimum lot size on sliding scale dependent upon type of DU(s) included. Building and lot coverage on sliding scale dependent upon net lot area. See §110.12(C) - Saved in e-folder.</p> <p>*Townhouses, garden apartment and other multifamily dwellings permitted on parcels of 10,000 SF or more, providing site design concentrates buildings to increase open space. ~Map kept by Village Clerk and Village Building Inspector.</p>	NO	NO	NO	NO
Town / Village	Mount Kisco	RM-12	Medium-Density Multifamily District	<p>^ Minimum lot size on sliding scale dependent upon type of DU(s) included. Building and lot coverage on sliding scale dependent upon net lot area. See §110.13(C) - Saved in e-folder.</p> <p>* Townhouses, garden apartment and other multifamily dwellings permitted on parcels of 40,000 SF or more, providing site design concentrates buildings to increase open space. Parcels less than 40,000 SF need Special Use.</p> <p>~Map kept by Village Clerk and Village Building Inspector.</p>	NO	NO	NO	NO
Town / Village	Mount Kisco	RM-29	High-Density Multifamily Residence District	<p>^ Minimum lot size on sliding scale dependent upon type of DU(s) included. Building and lot coverage on sliding scale dependent upon net lot area. See §110.14(C) - Saved in e-folder.</p> <p>* Townhouses, garden apartment and other multifamily dwellings permitted on parcels of 40,000 SF or more, providing site design concentrates buildings to increase open space. Parcels less than 40,000 SF need Special Use.</p> <p>~Map kept by Village Clerk and Village Building Inspector.</p>	NO	NO	NO	NO
Town / Village	Mount Kisco	CB-1	Central Business District - 1	<p>* Residences above stores, restaurants, offices, banks and personal service establishments are permitted, provided that such residences were existing as of the effective date of adopted zoning ordinance.</p> <p>~Map kept by Village Clerk and Village Building Inspector.</p>	NO	NO	NO	NO

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town / Village	Mount Kisco	CB-2	Central Business District - 2	* Residences above stores, restaurants, offices, banks and personal service establishments are permitted, provided that such residences were existing as of the effective date of adopted zoning ordinance. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	GR	General Retail District	* Residences above stores, restaurants, offices, banks and personal service establishments are permitted, provided that such residences were existing as of the effective date of adopted zoning ordinance. ~Map kept by Village Clerk and Village Building In	NO	NO	NO	NO
Town / Village	Mount Kisco	CN	Neighborhood Commercial District	* Residences above stores, restaurants, offices, banks and personal service establishments are permitted, provided that such residences have a separate entrance to the street or sidewalk. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	CL	Limited Commercial District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	OG	General Office District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	OD	Low-Intensity Office District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	OC	Cottage Office District	* Mixed residential and office uses in a single building permitted, provided that no dwelling unit shall be on the first floor, and the building/site can accommodate parking, traffic and other demands of mixed uses. ^ Minimum lot area and building coverage on sliding scale dependent upon net lot area. See §110.22(C) - Saved in e-folder. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	RD	Research and Development District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	ML	Light Manufacturing District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town / Village	Mount Kisco	SC	Service Commercial District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	GC	General Commercial District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	H	Hospital District	*Dwellings owned and operated by hospital or affiliated are permitted if: (1) for employees of hospital and principal uses (i.e. nurses, students, interns, residents, researchers, etc.); (2) for other families if one member is over 62. ^Minimum net lot area of 3,125 SF is for residential uses only. However, 6-story multi-family units can have minimum of 900 SF per dwelling unit. ~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	R	Recreation District	~Map kept by Village Clerk and Village Building Inspector.	NO	NO	NO	NO
Town / Village	Mount Kisco	PWSF	Personal Wireless Service Facilities Overlay District	~District not mapped because it's a floating zone.	NO	NO	NO	NO
Town / Village	Mount Kisco	PRD	Planned Residential Development District	^ Attached one-family dwellings, on a single site are permitted in a clustered layout, not to exceed two dwelling units per building. Minimum 15,000 SF lot area/DU. Special Use required for multifamily and minimum lot area of 2-acres. 50% of gross site area for 1- and 2-family, and 20% for multifamily, shall be open space. ^Living facilities for management, maintenance or security personnel of the development permitted as accessory use. These units shall be included in total dwelling unit count for the development. ~District not mapped because it's a floating zone.	NO	NO	NO	NO

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	R-40	One-Family Residential		Yes	40,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	R-20	One-Family Residential		Yes	20,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	R-10	One-Family Residential		Yes	10,000	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	R-5A	Multifamily Residential		Yes	10,000 except for MF dwellings which require minimum 10 acres (also requires min. of 5,000 sf/d.u.)	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	R-3A	Multi-family Residence district		Yes	3,500/d.u.	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	R-3AU	Multi-family Residence district		Yes	3,500/d.u.	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	PRD-T-1	Planned Residential Development, Transitional-1		Yes	Minimum of 3 acres (130,680), Maximum of 5 acres	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	PRD-T-2	Planned Residential Development, Transitional-2		Yes	Minimum of 4 (174,240) acres; maximum of 6 acres	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	PRD-T-5	Planned Residential Development, Transitional-5		Yes	Minimum of 3 (130,680) acres; maximum of 7 acres	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	PRD-T-6	Planned Residential Development, Transitional-6		Yes	5,000 SF/DU	As of Right (detached or attached)	As of Right	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A
Town	Mount Pleasant	PRD-T-7	Planned Residential Development, Transitional-7		Yes	2.4 (104,544) acres with a maximum of 27 DUs	No	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	PRD-T-8	Planned Residential Development, Transitional-8		Yes	4,000 SF/DU	No	No	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	PRDH-T-1	Planned Residential-Historic Development, Transitional		Yes	6 acres of 261,360 sf	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	OB1	General Office Building		Yes	25 acres or 1,089,000	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (any residence district use is permitted as well as office bldg and lab uses)
Town	Mount Pleasant	OB2	Public Utility Office Building		Yes	20 acres or 871,200	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (any residence district use is permitted as well as office bldg and lab uses)

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
Town	Mount Pleasant	OB3	Research Office Building		Yes	25 acres or 1,089,000	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence		Yes? (any residence district use is permitted as well as office bldg and lab uses)	
Town	Mount Pleasant	OB4	Commercial Office Building		No	10 acres or 435,600	As of Right (see comments)	No	No	No	As of Right (see comments)	A building or portion thereof containing three or more DUs	No	No	Yes? (see comments)	
Town	Mount Pleasant	OB5	Office Business District		Yes	25 acres or 1,089,000	As of Right (see comments)	As of Right (see comments)	No	No	As of Right (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)	
Town	Mount Pleasant	OB6	Office Building District, Limited Fabrication		Yes	10 acres or 435,600	As of Right (see comments)	As of Right (see comments)	No	No	As of Right (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)	

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	OB-CE	Office Corporate Education District	No	Yes	50 acres or 2,178,000	No*	No*	No*	No*	No*	A building or portion thereof containing three or more DUs	Any use considered by the Planning Board to be accessory in nature to the proper operation, maintenance and administration of a permitted principal use or a permitted special use.	Any use considered by the Planning Board to be accessory in nature to the proper operation, maintenance and administration of a permitted principal use or a permitted special use	Yes
Town	Mount Pleasant	OB-T	This is not a district, but the "root" name of a class of mapped districts as follows.		No										
Town	Mount Pleasant	OB-T-1	Office Business Transitional - 1		Yes	43,560	As of Right	As of Right	No	No	As of Right	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (any residence district use is permitted as well as office bldg but not lab uses)

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	OB-T-2	Office Park Transitional - 2		Yes	261,360	Yes (see comments)	As of Right (see comments)	No	No	As of Right (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)
Town	Mount Pleasant	OB-T-3	Office Park Transitional - 3		Yes	304,920	Yes (see comments)	As of Right (see comments)	No	No	As of Right (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)
Town	Mount Pleasant	OB-T-7	Professional Office - Transitional	No	Yes	43,560	No	No	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
Town	Mount Pleasant	C-NR	Neighborhood Retail		Yes	No requirement per se, but total floor area cannot exceed area of lot.	As of Right	No	No	No	Special Permit (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)	
Town	Mount Pleasant	MO-T	Medical Office Transitional	No	Yes	87,120	No	No	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	No	

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	C-PS	Planned Shopping		Yes	217,800	Yes (see comments)	As of Right (see comments)	No	No	As of Right (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)
Town	Mount Pleasant	C-RB	Highway Commercial		Yes	40,000 SF	Special Use	No	No	No	No	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	C-GC	General Commercial		Yes	No requirement, but total floor area of buildings shall not exceed 1.5 times the area of the lot	As of Right	No	No	No	Special Permit (see comments)	A building or portion thereof containing three or more DUs	Special permit for gatehouses, guesthouses, caretaker's cottages or similar accessory uses to estate residence	Section 218-35	Yes? (see comments)
Town	Mount Pleasant	M1	Planned Light Industry District	No	Yes	435,600	No	No	No	No	No	A building or portion thereof containing three or more DUs	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Mount Pleasant	M2	Light Industry	No	Yes	None	No	No	No	No	No	A building or portion thereof containing three or more DUs	No	No	No
Town	Mount Pleasant	OSR District	Open Space Resource District	NO	No? Our map may predate this zone	2,178,000	No?	No?	No	No	No?	A building or portion thereof containing three or more DUs	No	None	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	R-40	One-Family Residential	None	None	"Townhouse" is not defined	None	60 FT	25 FT/50 FT	None	10%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	None
Town	Mount Pleasant	R-20	One-Family Residential	None	None	"Townhouse" is not defined	None			None	15%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	None
Town	Mount Pleasant	R-10	One-Family Residential	None	None	"Townhouse" is not defined	None	30 FT	10 FT/25 FT	None	20%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	None
Town	Mount Pleasant	R-5A	Multifamily Residential	None	None	"Townhouse" is not defined	None	30 FT; 75 FT for multi-family	10 FT/25 FT; 50 FT/100 FT for multi-family	None	20%; 15% for multi-family dwellings	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors. For MF, average of 750 sf per unit for each MF dwelling	None

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	R-3A	Multi-family Residence district	None	None	"Townhouse" is not defined	None	30 FT; 65 FT for multi-family	10 FT/25 FT; 40 FT/80 FT for multi-family	None	20%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors. For MF, average of 750 sf per unit for each MF dwelling	None
Town	Mount Pleasant	R-3AU	Multi-family Residence district	None	None	"Townhouse" is not defined	None. In addition to R-3A permitted uses, this district allows as a special use permit the conversion of existing public school buildings for housing to accommodate, in whole or in part, elderly persons and/or young persons who are commencing a domestic family relationship and with limited income, subject to the requirements of Section 218-67	30 FT; 65 FT for multi-family	10 FT/25 FT; 40 FT/80 FT for multi-family	None	20%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors. For MF, average of 750 sf per unit for each MF dwelling	None
Town	Mount Pleasant	PRD-T-1	Planned Residential Development, Transitional-1	None	None	"Townhouse" is not defined	None. In addition to R-3A permitted uses, this district allows as a special use permit the conversion of existing public school buildings for housing to accommodate, in whole or in part, elderly persons and/or young persons who are commencing a domestic	70 FT	50 FT/100 FT	None	15%	1,200 sf minimum usable open space for each DU	450 sf	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	PRD-T-2	Planned Residential Development, Transitional-2	None	None	"Townhouse" is not defined	None	70 FT	50 FT/100 FT	1 unit per every 8,300 sf of site area	15%	2,000 sf minimum usable open space for each DU	450 sf	N/A
Town	Mount Pleasant	PRD-T-5	Planned Residential Development, Transitional-5	None	None	"Townhouse" is not defined	None	70 FT	50 FT/50 FT total	None	20%	1,200 sf minimum usable open space for each DU	450 sf	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	PRD-T-6	Planned Residential Development, Transitional-6	None	None	"Townhouse" is not defined	None	30 FT	5 FT/17.5 FT	None	25%	1,200 sf minimum usable open space for each DU	750 sf	N/A
Town	Mount Pleasant	PRD-T-7	Planned Residential Development, Transitional-7	None	None	"Townhouse" is not defined	None	30 FT	15 FT/40 FT	None	30%	1,200 sf minimum usable open space for each DU	450 sf	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	PRD-T-8	Planned Residential Development, Transitional-8	2 (1.5 bedroom average)	1 (1.5 bedroom average)	"Townhouse" is not defined	None	25 FT	15 FT/30 FT	4,000 sf per unit	30%	1,200 sf minimum usable open space for each DU	450 sf (800 sf max)	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	PRDH-T-1	Planned Residential-Historic Development, Transitional	None	None	"Townhouse" is not defined	None	30 FT	10 FT/25 FT	5,000 sf per unit	15%	1,200 sf minimum usable open space for each DU	450	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	OB1	General Office Building	None	None	"Townhouse" is not defined	None	150 FT	100 FT/200 FT	None	20%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	N/A
Town	Mount Pleasant	OB2	Public Utility Office Building	None	None	"Townhouse" is not defined	None	150 FT	100 FT/200 FT	None	10%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	OB3	Research Office Building	None	None	"Townhouse" is not defined	None	200 FT	100 FT/200 FT	None	10%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	N/A
Town	Mount Pleasant	OB4	Commercial Office Building	None	None	"Townhouse" is not defined	None	100 FT	100 FT/200 FT	None	None	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	N/A
Town	Mount Pleasant	OB5	Office Business District	None	None	"Townhouse" is not defined	None	500 FT	100 FT/200 FT	None	20%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	N/A
Town	Mount Pleasant	OB6	Office Building District, Limited Fabrication	None	None	"Townhouse" is not defined	None			None	30%	1,200 sf minimum usable open space for each DU	1,000 for one floor or 1,200 total of two floors	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	OB-CE	Office Corporate Education District	None	None	"Townhouse" is not defined	None	150 FT	100 FT/200 FT	None	10%	4,000 sf minimum usable open space on lot for each DU	300	0.2
Town	Mount Pleasant	OB-T	This is not a district, but the "root" name of a class of mapped districts as follows.											
Town	Mount Pleasant	OB-T-1	Office Business Transitional - 1	None	None	"Townhouse" is not defined	None	50 FT	50 FT/100 FT	None	15%	12,000 sf minimum usable open space on lot for each DU	1,000 for one floor or 1,200 total of two floors	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	OB-T-2	Office Park Transitional - 2	None	None	"Townhouse" is not defined	None	150 FT	50 FT/100 FT	None	10%	.50 (building plus paving)	1,000 for one floor or 1,200 total of two floors	0.3
Town	Mount Pleasant	OB-T-3	Office Park Transitional - 3	None	None	"Townhouse" is not defined	None	100 FT	50 FT/100 FT	None	15%	.60 (building plus paving)	None	0.45
Town	Mount Pleasant	OB-T-7	Professional Office - Transitional	None	None	"Townhouse" is not defined	None	70 FT	10 FT/25 FT	None	20%	.75 (buildings plus paving)	None	0.45

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	C-NR	Neighborhood Retail	None	None	"Townhouse" is not defined	None	None Required	None Required	None	None	None	None	No requirement per se, but total floor area cannot exceed area of lot for nonresidential uses
Town	Mount Pleasant	MO-T	Medical Office Transitional	None	None	"Townhouse" is not defined	None	70 FT	20 FT/50 FT	None	20%	.75 (buildings plus paving)	None	0.45

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	C-PS	Planned Shopping	None	None	"Townhouse" is not defined	None	75 FT	25 FT/50 FT	None	15%	None	None	None
Town	Mount Pleasant	C-RB	Highway Commercial	None	None	"Townhouse" is not defined	None	75 FT	No Requirement	None	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	C-GC	General Commercial	None	None	"Townhouse" is not defined	None	No Requirement	No Requirement	None	None	None	None	None
Town	Mount Pleasant	M1	Planned Light Industry District	None	None	"Townhouse" is not defined	None	100 FT	100 FT/200 FT	None	20%	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Mount Pleasant	M2	Light Industry	None	None	"Townhouse" is not defined	None	None Required	None Required	None	50%	None	None	None
Town	Mount Pleasant	OSR District	Open Space Resource District	None	None	"Townhouse" is not defined	None	200 FT	100 FT/200 FT	None	2%	.10 (building plus paving)	500	0.03

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	R-40	One-Family Residential	1 off-street parking space per DU is required.	Nothing	Nothing	Nothing	Nothing
Town	Mount Pleasant	R-20	One-Family Residential	1 off-street parking space per DU is required.				
Town	Mount Pleasant	R-10	One-Family Residential	1 off-street parking space per DU is required.				
Town	Mount Pleasant	R-5A	Multifamily Residential	Max length of MF structure is 180 ft. No main building of a group on the same lot shall be closer to any other main building of the group than a distance equal to 3 times the height of the taller building or 75 feet, whichever is greater, except htat, in the case of 2 end walls without windows facing each other, such building shall be no closer than a distance equal to the height of the taller building or 35 feet, whichever is greater, and provided further that if 1 or both of such end walls has windows, this distance shall be doubled. Minimum number of off-street parking spaces is 1.25 for each MF unit.				

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	R-3A	Multi-family Residence district	Max length of MF structure is 180 ft. No main building of a group on the same lot shall be closer to any other main building of the group than a distance equal to 3 times the height of the taller building or 75 feet, whichever is greater, except htat, in the case of 2 end walls without windows facing each other, such building shall be no closer than a distance equal to the height of the taller building or 35 feet, whichever is greater, and provided further that if 1 or both of such end walls has windows, this distance shall be doubled. Minimum number of off-street parking spaces is 1.25 for each MF unit.				
Town	Mount Pleasant	R-3AU	Multi-family Residence district	Max length of MF structure is 180 ft. No main building of a group on the same lot shall be closer to any other main building of the group than a distance equal to 3 times the height of the taller building or 75 feet, whichever is greater, except htat, in the case of 2 end walls without windows facing each other, such building shall be no closer than a distance equal to the height of the taller building or 35 feet, whichever is greater, and provided further that if 1 or both of such end walls has windows, this distance shall be doubled. Minimum number of off-street parking spaces is 1.25 for each MF unit.				
Town	Mount Pleasant	PRD-T-1	Planned Residential Development, Transitional-1	Minimum number of off-street parking spaces is 1.25 for each MF unit. Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Baord shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the speical permit or site plan approval procedures and as required below. In reaching a decisionas to the suitability of the site for PRD-T zoning, the Planning Board and the Town Board shall judge the suitability of the tract for multifamily development. These considerations and criteria include but are not limited to the following: lot area; compatibility with officially adopted town, county, regional and state plans; availability and adequacy of sanitary sewer and water systems to be provided on a central basis; adequacy of adjacent and nearby public roads to accommodate traffic generated from the multifamily development in addition to accommodating any future development of lands under existing zoning in accordance with the recommendations of the Town Development Plan; availability and proximity of existing or planned employment facilities; availability and proximity of shopping and other community service; the degreee to which the proposed development is designed to achieve the planning housing goals as set forth in this chapter and teh Town Development Plan. Incentive density: The permitted density on a PRD-T stie may be increased by not more than 1/3 beyond the basic permitted density if the applicant agrees to provide housing for elder persons and if the Town Board determines that the provision of such will serve to				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	PRD-T-2	Planned Residential Development, Transitional-2	Minimum number of off-street parking spaces is 1.25 for each MF unit. Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Board may be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the special permit or site plan approval procedures and as required in Section 218-76, Transitional districts. After a public hearing and in those instances in which the Planning Board is of the opinion that it would be in the public's best interest and general welfare, the Board may invoke Condition Nos. 3 and 4, Column 23, of the OB-6 Zone. The Planning Board may also invoke the provisions and requirements listed as Item 5, Column 23, of the OB-6 Zone. The Planning Board may also invoke the provisions and requirements listed as Item 5, Column 23, within the C-NR Zone, insofar as they relate to the R-10 District. The Planning Board may approve 3 stories as deemed appropriate and beneficial in accordance with the provisions and requirements of Column No. 23.				
Town	Mount Pleasant	PRD-T-5	Planned Residential Development, Transitional-5	Minimum number of off-street parking spaces is 1.25 for each MF unit. Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the special permit or site plan approval procedures and as required below. In reaching a decision as to the suitability of the site for PRD-T zoning, the Planning Board and the Town Board shall judge the suitability of the tract for multifamily development. These considerations and criteria include but are not limited to the following: lot area; compatibility with officially adopted town, county, regional and state plans; availability and adequacy of sanitary sewer and water systems to be provided on a central basis; adequacy of adjacent and nearby public roads to accommodate traffic generated from the multifamily development in addition to accommodating any future development of lands under existing zoning in accordance with the recommendations of the Town Development Plan; availability and proximity of existing or planned employment facilities; availability and proximity of shopping and other community service; the degree to which the proposed development is designed to achieve the planning housing goals as set forth in this chapter and the Town Development Plan. Incentive density: The permitted density on a PRD-T site may be increased by not more than 1/3 beyond the basic permitted density if the applicant agrees to provide housing for elder persons and if the Town Board determines that the provision of such will serve to further the purpose and intent of the section and that of the Town Development Plan. The Town Board may limit this increase based on a consideration of: the number and distribution of elderly citizens in the town; the need for housing elderly Americans at the time the particular PRD-T site is under consideration; the appropriateness of the location of the proposed site; the environmental suitability for the site and the proposed development design to accommodate such an increased density. Special permit control by the Planning Board limiting the max units per acre to a range of 6-8. This site may be used as a recipient site should the town enact Development Rights Transfer (DRT) Zoning at some future date.				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	PRD-T-6	Planned Residential Development, Transitional-6	Before the approval of any parcel of land within the PRD-T-6 District, a conceptual site plan shall be approved by the Planning Board. The conceptual site plan shall be in sufficient detail as to fix the appropriate locations and grading of all existing and proposed buildings, roads, recreational facilities, parking areas and drives, outdoor activity areas, major landscaping and grading and other features of the development. Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the special permit or site plan approval procedures. Based upon review of the above information and zoning district criteria, the Planning Board shall, after public notice, conduct a public hearing on approval of the issuance of the special permit, with or without conditions. Upon approval of the required special permit, the Planning Board shall process the final site plan review of the proposed development.				
Town	Mount Pleasant	PRD-T-7	Planned Residential Development, Transitional-7	After a parcel of land has been rezoned by the Town Board, a site plan shall be approved by the Planning Board. Any subsequent change shall also require site plan approval by the Planning Board. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the site plan approval procedures. The Planning Board shall have the power in approving site plans to vary the requirements of this chapter with respect to yard setbacks and building height, provided that the Planning Board shall determine that such variations are in the public interest in order to foster high-quality development and redevelopment and are in compliance with the general purposes and intent of this chapter and will ensure compatibility with uses on adjoining properties. In no case shall the setback reductions be greater than 60% nor shall the height be allowed to go above 3 stories and/or 40 feet. The density may be increased to a total of 35 DUs, provided that 5 of these units be affordable housing as defined in this chapter (note that "affordable housing" is defined as " a DU containing no more than 800 SF of floor area."). Where, because of an increased density, sufficient usable open space as required under Column 20 cannot be provided, the usable open space requirement under Column 20 shall be reduced to 275 SF per initial bedroom per unit, plus 225 SF per additional bedroom per unit, only if the applicant provides adequate recreation area in the magnitude of 10% of the site and improved with adequate recreation facilities in accordance with Local Law No. 1-1991 or the Land Subdivision Regulations of the Town of Mount Pleasant, whichever is applicable. Such recreation area which may comply with the definition of usable open space shall be counted towards the usable open space requirement.				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	PRD-T-8	Planned Residential Development, Transitional-8	<p>After a parcel of land has been rezoned by the Town Board, a stie plan shall be approved by the Planning Board. Any subsequent change shall also require site plan approval by the Planning Board. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the site plan approval procedures. The Planning Board shall have the power in approving site plans to vary the requirements of this chapter with respect to yard setbacks and building height, provided that the Planning Board shall determine that such variations are in the public interest in order to foster high-quality development and redevelopment and are in compliacne with the general purposes and intent of this chapter and will ensure compatiblity with uses on adjoining properties. In no case shall the setback reductions be greater than 60% nor shall the height be allowed to go above 3 stories and/or 40 feet. The density may be increased to a total of 35 DUs, provided that 5 of these units be affordable housing as defined in this chapter (note that "affordable housing" is defined as " a DU containing no more than 800 SF of floor area."). Where, because of an increased density, sufficient usable open space as required under Column 20 cannot be provided, the usable open space requirement under Column 20 shall be reduced to 275 SF per initial bedroom per unit, plus 225 SF per additional bedroom per unit, only if the applicant provides adequate recreation area in the magnitude of 10% of the site and improved with adequate recreation facilities in accordance with Local Law No. 1-1991 or the Land Subdivision Regulations of the Town of Mount Pleasant, whichever is applicable. Such recreation area which may comply with the definition of usable open space shall be counted towards the usable open space requirement. Ten percent of the gross site area shall be reserved, planned and available for recreation use by occupants of the DUs in this district and their invited guests. As an alternative, if such recreation space is not available, the Planning Board may require a one-time recreation fee of \$1,000 per apartment. In an effort to foster affordable housing, the apartments in this district shall be 1 and 2 bedrooms in size, shall average 1.5 bedrooms per unit and shall range in gross floor area between 450 sf minimum and 800 sf maximum. Planning Board approval of apartment floor plans shall be part of site plan approval.</p>				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	PRDH-T-1	Planned Residential-Historic Development, Transitional	<p>Since this is a transitional zoning district between residential and institutional areas and contains a structure or structures considered by the Town Board to be of historic significance, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the special permit or site plan approval procedures and as required below. In the interest of preserving the Troop K barracks building, the Planning Board shall have the authority to modify the standards listed in Column Nos. 9, 12, 17, 18, 19 and 20, but in no instance to an extent greater than that necessary to accommodate the existing buildings on the site. The terms "site" and "lot" shall refer to the entire property, including easements, transferred by survey by the State of New York to any prospective purchaser. While the basic zoning density for the PRDH-T-1 site shall be that permitted in the R-10 District, because of the historic character and unique local significance of the site, the Planning Board may issue a special permit for the rehabilitation of the historic Troop K barracks structure and related facilities for reuse and construction of additional DUs, subject to the normal conditions of special permit uses as set forth in Sections 218-21 through 218-29 and further subject to the following specific conditions, which specific conditions shall be met to the satisfaction of the Planning Board: (a) The overall density on the total site shall not be greater than that permitted in the R-5A District; namely, there shall be at least 5,000 SF of site area for each DU; (b) There shall be no greater than 25 DUs constructed within the original Troop K barracks and is total of 56 DUs on the entire PRDH-T-1 site; (c) Overall setbacks on the site are maintained in accordance with R-10 standards as established in this Schedule of Regulations; (d) If the Troop K barracks structure is demolished and or removed, the maximum overall density shall be that permitted in the R-10 District. A site plan shall be approved by the Planning Board and shall also be subject to the following specific conditions: (a) The standards in Column No. 5 through 15 and 19 of this schedule shall apply to the overall lot or site; (b) In matters of interpretation or where standards or requirements may appear at variance, the Planning Board shall make the determination in site plan review and may require the more restrictive standard or condition; (c) Notwithstanding the above, front, side and rear yards or setbacks may be reduced by not more than 60%, but not less than the building height facing said yard; (d) In acting upon any special permit and site plan for approval of a project in the PRDH-T-1 District, the Planning Board may apply any and all aspects of subdivision review and approval as it deems appropriate in the furtherance of the objectives and standards of this district.</p>				

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	OB1	General Office Building	1 off-street parking space per DU is required. Front, side and rear setbacks may be reduced by not more than 60% but not less than building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts. Additional requirements under Article VI (Off-Street Parking and Loading). Any use permitted and as regulated in the residence district or districts which abut the office building district, such regulations to extend into the office building district to a depth of 250 feet, the interior remaining area to be classified and subject to teh regulations and conditions of the residence district which predominates on the perimeter boundaries of the office building district, except that in the case of properties in the OB1 Office Building District in all cases where the R-40 One Family Residential District shall apply, the minimum area in SF for all parcels used for residential purposes shall be 80,000 saure feet. Where more than one district would apply under this provision, the regulations and permitted uses of the more restricted district shall apply.				
Town	Mount Pleasant	OB2	Public Utility Office Building	1 off-street parking space per DU is required. Front, side and rear setbacks may be reduced by not more than 60% but not less than building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts. Additional requirements under Article VI (Off-Street Parking and Loading). Any use permitted and as regulated in the residence district or districts which abut the office building district, such regulations to extend into the office building district to a depth of 250 feet, the interior remaining area to be classified and subject to teh regulations and conditions of the residence district which predominates on the perimeter boundaries of the office building district, except that in the case of properties in the OB1 Office Building District in all cases where the R-40 One Family Residential District shall apply, the minimum area in SF for all parcels used for residential purposes shall be 80,000 saure feet. Where more than one district would apply under this provision, the regulations and permitted uses of the more restricted district shall apply.				

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	OB3	Research Office Building	1 off-street parking space per DU is required. Front, side and rear setbacks may be reduced by not more than 60% but not less than building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts. Additional requirements under Article VI (Off-Street Parking and Loading). Any use permitted and as regulated in the residence district or districts which abut the office building district, such regulations to extend into the office building district to a depth of 250 feet, the interior remaining area to be classified and subject to the regulations and conditions of the residence district which predominates on the perimeter boundaries of the office building district, except that in the case of properties in the OB1 Office Building District in all cases where the R-40 One Family Residential District shall apply, the minimum area in SF for all parcels used for residential purposes shall be 80,000 square feet. Where more than one district would apply under this provision, the regulations and permitted uses of the more restricted district shall apply.				
Town	Mount Pleasant	OB4	Commercial Office Building	If the site exceeds 100 acres, additional uses might include single-family detached dwellings on a separate lot with a minimum of 10,000 sf and multi-family detached dwellings not to exceed an average density of 6 dwellings per acre on any one acre of 15 DUs (Section 218-71B.23)				
Town	Mount Pleasant	OB5	Office Business District	Any use permitted and as regulated in the residence district(s) which abut the Office Building District shall be permitted, such regulations to extend into the Office Building District to a depth of 250 feet, the interior remaining area to be classified and subject to the regulations and conditions of the residence district which predominates on the perimeter boundaries of the Office Building District, except that, in the case of properties zoned in OB5- Office Building Districts, in all cases where the R-40 One-Family Residential District provisions and the Schedule of Regulations shall apply, the minimum area in SF for all parcels used for residential purposes shall be 40,000 SF. Where more than one district would apply under this provision, the regulations and permitted uses of the more restricted district shall apply.				
Town	Mount Pleasant	OB6	Office Building District, Limited Fabrication	The original or overall site shall be planned and laid out as one unit, including but not limited to the location of buildings, roads, access and circulation drives, drainage, open space and off-street parking areas, recreation, street trees, signs and other facilities and utilities insofar as considered appropriate by the Planning Board and as in its review of subdivisions. Planning Board site plan approval and public hearing shall be required and substituted, except as worded herein, for approval and public hearing of any subdivision or resubdivision of lots or sites within an overall site.				

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	OB-CE	Office Corporate Education District	"Housing" is permitted as a permitted principal use provided that it is not operated as a public hotel. 1 off-street parking space per DU is required. Front, side and rear setbacks may be reduced by not more than 60%, but not less than building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts. Section 218-95: As a matter of information, the Planning Board has, by special resolution of the Town Board, been given the power, simultaneously with the approval of a subdivision plat, to make any reasonable change, consistent with the public welfare, in the zoning regulations applicable to said subdivision plot, subject to the provisions of Section 281 of Article 16 of the Town Law. In no case shall the zoning regulations be changed so as to increase the average density of population or cover of the land with buildings above that which is permitted in the district wherein the lands lie. The Planning Board shall have the power, in approving site plans providing for subdivision of the initial site in an OB-1 District, to vary the requirements of the chapter as to yard setbacks, minimum interior yard dimensions and total gross floor area and required parking, provided that the Planning Board shall determine and find that such changes are in the public interest and in compliance with the general purpose and intent of this chapter and ensure compatibility with uses on adjoining properties.				
Town	Mount Pleasant	OB-T	This is not a district, but the "root" name of a class of mapped districts as follows.					
Town	Mount Pleasant	OB-T-1	Office Business Transitional - 1	1 off-street parking space per DU is required. Front, side and rear setbacks may be reduced by not more than 60% but not less than building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts. Additional requirements under Article VI (Off-Street Parking and Loading). Since this is a transitional zoning district between office and residential areas, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by imposing requirements it may deem necessary to establish in the special permit or site plan approval procedure.				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	OB-T-2	Office Park Transitional - 2	The original or overall site shall be planned and laid out as one unit, including but not limited to the location of buildings, roads, access and circulation drives, drainage, open space and off-street parking areas, recreation, street trees, signs and other facilities and utilities insofar as considered appropriate by the Planning Board and as in its review of subdivisions. Planning Board site plan approval and public hearing shall be required and substituted, except as worded herein, for approval and public hearing of any subdivision or resubdivision of lots or sites within an overall site. Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by imposing requirements it may deem necessary to establish in the special permit or site plan approval procedure. Architectural and landscape design shall be such as to set a high design standard and provide ample buffering for neighboring uses.				
Town	Mount Pleasant	OB-T-3	Office Park Transitional - 3	The original or overall site shall be planned and laid out as one unit, including but not limited to the location of buildings, roads, access and circulation drives, drainage, open space and off-street parking areas, recreation, street trees, signs and other facilities and utilities insofar as considered appropriate by the Planning Board and as in its review of subdivisions. Planning Board site plan approval and public hearing shall be required and substituted, except as worded herein, for approval and public hearing of any subdivision or resubdivision of lots or sites within an overall site.				
Town	Mount Pleasant	OB-T-7	Professional Office - Transitional					

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	C-NR	Neighborhood Retail	<p>All principal uses of the R-10 district are permitted as well as certain non-residential uses, such as stores, businesses, offices, restaurants, etc. Site plan approval by the Planning Board, as required in the C-PS District, and in accordance with Article IV and other requirements of this chapter. The Planning Board shall have the power, in approving site plans providing for subdivision of the initial site in a C-NR District, to vary the requirements of the chapter as to height limitation, yard setbacks, minimum interior yard dimensions, floor area and required parking, provided that the Planning Board shall determine that such variations are in the public interest in order to foster high-quality development and redevelopment and in compliance with the general purpose and intent of this chapter, and will ensure compatibility with uses on adjoining properties. In no case shall the reduction of any minimum requirement be greater than 60% of said requirement. Such variations shall apply only to the particular site plan, and proposal thereon, which is under review. § 218-68. C-NR District. The following regulations apply to the C-NR District:</p> <p>A. Apartment developments.</p> <p>(1) Small apartments in existing historic buildings. In a C-NR District, efficiency, studio, one-bedroom and/or two-bedroom apartments may be reconstructed, rehabilitated and maintained in structures designated as historic buildings in conjunction with permitted nonresidential uses in said district upon special permit approval of the Town Board and subject to the following conditions:</p> <p>(a) As an incentive to rehabilitation, small apartments may be constructed in existing structures designated as historic buildings at a density obtainable within the confines of the existing building if and as approved by the Planning Board as being in conformity with all requirements of the Zoning Ordinance.</p> <p>(b) To be classified as an historic building by the Town, the structure must be shown to be of historic significance to the neighborhood. The standards used by the Town are:</p> <p>[1] An "historic building" shall be defined as a structure contributing to the historic significance of the neighborhood, which, by location, design, setting, materials, workmanship, feeling and association, adds to the neighborhood's sense of time and place and historical development.</p> <p>[2] A structure not contributing to the historic significance of a district is one which detracts from the district's sense of time and place and historical development intrinsically or when the integrity of the original design or individual architectural features or spaces have been irretrievably lost.</p> <p>[3] Ordinarily structures that have been built within the past 50 years shall not be considered eligible unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the neighborhood are considered to be less than 50 years old.</p> <p>(2) Residential apartments in existing structures. In the C-NR District only, and notwithstanding any provisions of Subsection A(1) to the contrary except as noted below, residential apartments may be established in existing structures, other than structures defined as historic, in accordance with the following standards, conditions and provisions.</p> <p>[Added 4-26-1983; amended 12-30-1985; 6-10-1986; 10-27-1992]</p>				
Town	Mount Pleasant	MO-T	Medical Office Transitional					

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	C-PS	Planned Shopping	The most restrictive residential use permitted in any abutting district and all principal nonresidential uses permitted in C-NR, provided that the site plan for nonresidential use is approved by the Planning Board in accordance with Article IV.				
Town	Mount Pleasant	C-RB	Highway Commercial	Residential homes for adults (Section 218-66A) allowed as special permit. Permitted principal uses include restaurants, businesses, highway-oriented retail, etc. The following regulations apply to the C-RB District: A. Residential home for adults. In a C-RB District a residential home for adults may be erected and maintained, subject to the following conditions: (1) The lot upon which such use may be erected shall contain an area of at least 36,000 SF, a width at the setback line of at least 100 feet, a mean width of at least 150 feet and a mean depth of at least 200 feet; (2) There shall be a front yard of at least 75 feet, two side yards, neither of which shall be less than 20 feet, and a rear yard of at least 50 feet; (3) The minimum floor area per bedroom shall be 150 SF; (4) The maximum building coverage of the lot area shall be 30%; (5) The maximum height of the building shall be 35 feet or two stories; (6) There shall be provided off-street parking spaces as follows: one for each nonresident employee and one for each three beds; (7) No building permit for the erection of such home shall be issued until the plans therefor shall have been submitted to and approved by the New York State Department of Social Services; (8) No kitchen facilities shall be provided in any room except one kitchen for the preparation of foods for all residents and employees, and dining facilities shall not be open to the general public.				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	C-GC	General Commercial	<p>The following regulations apply:</p> <p>A. Apartment developments.</p> <p>(1) Small apartments in existing historic buildings. In a C-NR District, efficiency, studio, one-bedroom and/or two-bedroom apartments may be reconstructed, rehabilitated and maintained in structures designated as historic buildings in conjunction with permitted nonresidential uses in said district upon special permit approval of the Town Board and subject to the following conditions:</p> <p>(a) As an incentive to rehabilitation, small apartments may be constructed in existing structures designated as historic buildings at a density obtainable within the confines of the existing building if and as approved by the Planning Board as being in conformity with all requirements of the Zoning Ordinance.</p> <p>(b) To be classified as an historic building by the Town, the structure must be shown to be of historic significance to the neighborhood. The standards used by the Town are:</p> <p>[1] An "historic building" shall be defined as a structure contributing to the historic significance of the neighborhood, which, by location, design, setting, materials, workmanship, feeling and association, adds to the neighborhood's sense of time and place and historical development.</p> <p>[2] A structure not contributing to the historic significance of a district is one which detracts from the district's sense of time and place and historical development intrinsically or when the integrity of the original design or individual architectural features or spaces have been irretrievably lost.</p> <p>[3] Ordinarily structures that have been built within the past 50 years shall not be considered eligible unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the neighborhood are considered to be less than 50 years old.</p> <p>(2) Residential apartments in existing structures. In the C-NR District only, and notwithstanding any provisions of Subsection A(1) to the contrary except as noted below, residential apartments may be established in existing structures, other than structures defined as historic, in accordance with the following standards, conditions and provisions.</p> <p>(a) The issuance of a special permit by the Town Board shall be a requirement for all apartment development in the C-NR District. Said special permit procedure shall follow in general the requirements of §§ 218-21 through 218-28 of this chapter, except that the Town Board shall be substituted for the Zoning Board of Appeals as the approving agency. Prior to the issuance of a special permit, the Planning Board may initiate preliminary site plan review and shall submit a written report related to community benefit and apartment layout design, location, size, amenities related thereto and other matters deemed appropriate by the Planning Board.</p> <p>(b) Should the Town Board grant a special permit for apartment usage, said permit shall include the standing requirement for site plan approval by the Planning Board. Said special permit approval may be conditioned upon other requirements established by the Town Board as well.</p> <p>(c) The Planning Board site plan approval powers shall be enlarged to include review and approval of floor plans and facades as well as</p>				
Town	Mount Pleasant	M1	Planned Light Industry District					

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Mount Pleasant	M2	Light Industry					
Town	Mount Pleasant	OSR District	Open Space Resource District	Zone is intended to preserve open space and historic structures. It infers that historic structures might be preserved as residences as primary uses as well as caretaker or staff residences as accessory uses.				

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Mount Vernon	R1-7	One-Family Residence District		Yes	7,000	As of Right	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	R1-TH	One-Family Townhouse Residence District		Yes	7,800/DU (total 200,000 SF)	As of Right	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	Residential only
City	Mount Vernon	R1-4.5	One-Family Residence District		Yes	4,500	As of Right	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	R1-3.6	One-Family Residence District		Yes	3,600	As of Right	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	R2-4.5	Two-Family Residence District		Yes	4,500 (2,250/DU)	As of Right	As of Right	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Mount Vernon	RMF-6.75	Multi-Family Residence		Yes	6750 (2,250/DU)	As of Right	As of Right	As of Right	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	RMF-10	Multi-Family Residence District		Yes	10,000 (1,200/DU)	As of Right	As of Right	As of Right	No	As of Right	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	RMF-15	Multi-Family Residence District		Yes	15,000	As of Right	As of Right	As of Right	No	As of Right	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	RMF-SC-25	Multi-Family Senior Citizen Residence District		Yes	25,000	As of Right	As of Right	No	No	As of Right	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)
City	Mount Vernon	H-1	Hospital District		Yes	Not Applicable	As of Right	As of Right	As of Right	No	As of Right	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	As of Right - defined as "Rooming Unit"	No more than one roomer in one rooming unit	Limited non-residential uses (no retail)

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Mount Vernon	NB	Neighborhood Business District	no	Yes	4,500	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted
City	Mount Vernon	OB	Office Business District	no	Yes	4,500	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted
City	Mount Vernon	DB	Downtown Business District	no	Yes	4,500	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted
City	Mount Vernon	CB	Commercial Business District	no	Yes	7,500	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted
City	Mount Vernon	LI-15	Landscaped Industrial District	no	Yes	15,000	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted
City	Mount Vernon	LI-7.5	Landscaped Industrial District	no	Yes	7,500	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Mount Vernon	I	Industry	no	Yes	5,000	No	No	No	No	No	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	No residential permitted
City	Mount Vernon	UR-PUD	Urban Renewal Planned Unit Development		No - Floating Zone	435,600	As of Right	As of Right	No	No	As of Right	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	Residential only
City	Mount Vernon	PUD-2	Planned Unit Development		Yes - Floating Zone	87,120	As of Right	As of Right	No	No	As of Right	A dwelling, containing three or more dwelling units, or part of a mixed use building containing three or more dwelling units	No	Not permitted	Either residential or commercial. Not clear if mixed-use is permitted

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
																HUD	Section 8	Source Income	Choice Voucher
City	Mount Vernon	R1-7	One-Family Residence District	Not specified	Not specified	No	Not permitted	25 FT	7 FT/18 FT	Not specified	25%	45%	Not specified	0.35		No	No	No	No
City	Mount Vernon	R1-TH	One-Family Townhouse Residence District	Not specified	Not specified	As of Right	Maximum length of buildings specified	25 FT	30 FT	7,800 SF lot area per unit	20%	35%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	R1-4.5	One-Family Residence District	Not specified	Not specified	No	Not permitted	20 FT	5 FT/12 FT	Not specified	35%	50%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	R1-3.6	One-Family Residence District	Not specified	Not specified	No	Not permitted	20 FT	5 FT/12 FT	Not specified	40%	60%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	R2-4.5	Two-Family Residence District	Not specified	Not specified	As of Right (Defined as attached dwelling units)	Not permitted	20 FT	5 FT/12 FT	2,250 SF lot area per unit	40%	70%	Not specified	Not specified		No	No	No	No

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
																HUD	Section 8	Source Income	Choice Voucher
City	Mount Vernon	RMF-6.75	Multi-Family Residence	Not specified	Not specified	As of Right (Defined as attached dwelling units)	Not permitted	20 FT	7 FT/18 FT	2,250 SF lot area per unit	40%	70%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	RMF-10	Multi-Family Residence District	Not specified	Not specified	As of Right (Defined as attached dwelling units)	No restrictions	20 FT	15 FT	1,200 SF lot area per unit	40%	70%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	RMF-15	Multi-Family Residence District	Not specified	Not specified	As of Right (Defined as attached dwelling units)	No restrictions	20 FT	20 FT	2,250 SF lot area per unit for the first two, 660 for each additional unit	40%	70%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	RMF-SC-25	Multi-Family Senior Citizen Residence District	Not specified	Not specified	As of Right (Defined as attached dwelling units)	No restrictions	10 FT	15 FT	350 sf lot area per unit	50%	80%	Not specified	Not specified		No	No	No	No
City	Mount Vernon	H-1	Hospital District	Not specified	Not specified	As of Right (Defined as attached dwelling units)	No restrictions	Not Required	Not required except when abutting a residential district	Not specified	80%	100%	Not specified	Not specified		No	No	No	No

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
																HUD	Section 8	Source Income	Choice Voucher
City	Mount Vernon	NB	Neighborhood Business District	No residential permitted	No residential permitted	No residential permitted	Not permitted	Not Required	Not Required	Not permitted	60%	90%	Not permitted	1		No	No	No	No
City	Mount Vernon	OB	Office Business District	No residential permitted	No residential permitted	No residential permitted	Not permitted	Not Required	Not Required	Not permitted	60%	90%	Not permitted	Not specified		No	No	No	No
City	Mount Vernon	DB	Downtown Business District	No residential permitted	No residential permitted	No residential permitted	Not permitted	Not Required	Not Required	Not permitted	80%	100%	Not permitted	Not specified		No	No	No	No
City	Mount Vernon	CB	Commercial Business District	No residential permitted	No residential permitted	No residential permitted	Not permitted	Not Required	Not Required	Not permitted	50%	80%	Not permitted	Not specified		No	No	No	No
City	Mount Vernon	LI-15	Landscaped Industrial District	No residential permitted	No residential permitted	No residential permitted	Not permitted	20 FT	6 FT	Not permitted	55%	90%	Not permitted	Not specified		No	No	No	No
City	Mount Vernon	LI-7.5	Landscaped Industrial District	No residential permitted	No residential permitted	No residential permitted	Not permitted	25 FT	20 FT	Not permitted	55%	90%	Not permitted	Not specified		No	No	No	No

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
																HUD	Section 8	Source Income	Choice Voucher
City	Mount Vernon	I	Industry	No residential permitted	No residential permitted	No residential permitted	Not permitted	Not Required	Not Required	Not permitted	75%	100%	Not permitted	Not specified		No	No	No	No
City	Mount Vernon	UR-PUD	Urban Renewal Planned Unit Development	Not specified	Not specified	As of right	200 square FT of usable open space per unit	Not Required	Not Required	545 SF lot area per unit	not specified	30% for less than 6 stores, 20% for more than 6 stores	Not specified	2.5		No	No	No	No
City	Mount Vernon	PUD-2	Planned Unit Development	Not specified	Not specified	As of right	No restrictions	Not Required	Not Required	545 SF lot area per unit	25%	50%	Not specified	Not specified		No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	District Mapped	PERMITTED LAND USES								
							Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	New Castle	R-1/4A	One-Family Residence District		11250**	Yes	As of Right	As of Right***	Special Use	Special Use	Special Use	2 or more DU	Site plan review	2 bedroom; minimum 300 SF maximum 1000 SF;	NO
Town	New Castle	R-1/2A	One-Family Residence District		21780**	Yes	As of Right	As of Right***	Special Use	Special Use	Special Use	2 or more DU	Site plan review	2 bedroom; minimum 300 SF maximum 1000 SF;	NO
Town	New Castle	R-1A	One-Family Residence District		43560**	Yes	As of Right	As of Right***	Special Use	Special Use	Special Use	2 or more DU	Site plan review	2 bedroom; minimum 300 SF maximum 1000 SF;	NO
Town	New Castle	R-2A	One-Family Residence District		87120**	Yes	As of Right	As of Right***	Special Use	Special Use	Special Use	2 or more DU	Site plan review	2 bedroom; minimum 300 SF maximum 1000 SF;	NO
Town	New Castle	MFPD	Multifamily Planned Development District (Floating district)		217800**	No	No	Site Plan Review	Site Plan Review	Site Plan Review	As of Right	2 or more DU	No	NA	Yes
Town	New Castle	MFR-M	Multifamily Residence District Millwood		43560**	Yes	No	Site Plan Review	Site Plan Review	Site Plan Review	As of Right	2 or more DU	No	NA	Yes
Town	New Castle	MFR-C	Multifamily Residence District Chappaqua		43560**	Yes	No	Site Plan Review	Site Plan Review	Site Plan Review	As of Right	2 or more DU	No	NA	Yes
Town	New Castle	B-RO-4	Research and Office Business	no	174,240	Yes	No	No	No	No	No	No	Site plan review	Caretaker cottage only	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	District Mapped	PERMITTED LAND USES								
							Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	New Castle	B-RO-150	Research and Office Business	No	6,534,000	Yes	No	No	No	No	No	No	Site plan review	Caretaker cottage only	No
Town	New Castle	B-RO-20	Research and Office Business	No	871,200	Yes	No	No	No	No	No	No	Site plan review	Caretaker cottage only	No
Town	New Castle	B-PO	Professional and Office Business		5,000**	Yes	As of Right	As of Right***	Special Use	Special Use	Special Use	2 or more DU	Site plan review	2 bedroom; minimum 300 SF maximum 1000 SF;	Yes
Town	New Castle	B-D	Designed Business		5,000**	Yes	No	Site Plan Review	Site Plan Review	Site Plan Review	Site Plan Review	2 or more DU	no	NA	Yes
Town	New Castle	B-R	Retail Business		5,000**	Yes	No	Site Plan Review**	Site Plan Review**	Site Plan Review**	Site Plan Review**	2 or more DU	no	NA	Yes
Town	New Castle	B-RP	Retail Business and Parking		5,000**	Yes	No	Site Plan Review**	Site Plan Review**	Site Plan Review**	Site Plan Review**	2 or more DU	no	NA	Yes
Town	New Castle	I-P	Planned Industrial	No	653400	Yes	No	no	no	no	no	no	no	NA	Yes
Town	New Castle	I-G	General Industrial		7,500	Yes	No	Site Plan Review**	Site Plan Review**	Site Plan Review**	Site Plan Review**	2 or more DU	no	na	Yes

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	New Castle	R-1/4A	One-Family Residence District	2 for accessory apartments	None	no reference	no reference	40	10	no reference	As per 60-421.71; scaled by lot size	As per 60-421.72; scaled by lot size	1000; See comment AFFH Units*	Definition repealed in 2007
Town	New Castle	R-1/2A	One-Family Residence District	2 for accessory apartments	None	no reference	no reference	50	20	no reference	As per 60-421.71; scaled by lot size	As per 60-421.72; scaled by lot size	1250; See comment AFFH Units*	Definition repealed in 2007
Town	New Castle	R-1A	One-Family Residence District	2 for accessory apartments	None	no reference	no reference	60	35	no reference	As per 60-421.71; scaled by lot size	As per 60-421.72; scaled by lot size	1500; See comment AFFH Units*	Definition repealed in 2007
Town	New Castle	R-2A	One-Family Residence District	2 for accessory apartments	None	no reference	no reference	75	45	no reference	As per 60-421.71; scaled by lot size	As per 60-421.72; scaled by lot size	1500; See comment AFFH Units*	Definition repealed in 2007
Town	New Castle	MFPD	Multifamily Planned Development District (Floating district)	No reference	None	no reference	no reference	NA	NA	no reference	15%	30%	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	MFR-M	Multifamily Residence District Millwood	No reference	None	no reference	no reference	NA	NA	no reference	10%	20%	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	MFR-C	Multifamily Residence District Chappaqua	No reference	None	no reference	no reference	NA	NA	no reference	10%	20%	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	B-RO-4	Research and Office Business	No reference	None	no reference	no reference	60 FT	50 FT	no reference	10% for 2-story buildings; 15% for 1-story buildings	no reference	Only for AFFH Units*	Definition repealed in 2007

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	New Castle	B-RO-150	Research and Office Business	No reference	None	no reference	no reference	300 FT	300 FT	no reference	5% of lot	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	B-RO-20	Research and Office Business	No reference	None	no reference	no reference	150 FT	300 FT	no reference	10% of lot	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	B-PO	Professional and Office Business	2 for accessory apartments	None	no reference	no reference	10 FT, but 75 FT when parking is required in front yard.	0	no reference	100%	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	B-D	Designed Business		None	no reference	no reference	10 FT, but 75 FT when parking is required in front yard.	0	no reference	100%	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	B-R	Retail Business	2	None	no reference	no reference	10 FT, but 75 FT when parking is required in front yard.	0	no reference	100%	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	B-RP	Retail Business and Parking	2	None	no reference	no reference	10 FT, but 75 FT when parking is required in front yard.	0	no reference	100%	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	I-P	Planned Industrial		None	no reference	no reference	100	100; 150 from residential	no reference	30%	no reference	Only for AFFH Units*	Definition repealed in 2007
Town	New Castle	I-G	General Industrial	3	None	no reference	no reference	25	20	no reference	30	no reference	Only for AFFH Units*	Definition repealed in 2007

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	New Castle	R-1/4A	One-Family Residence District	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots; *** AFFH units only	NONE	NONE	NONE	NONE
Town	New Castle	R-1/2A	One-Family Residence District	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots; *** AFFH units only	NONE	NONE	NONE	NONE
Town	New Castle	R-1A	One-Family Residence District	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots; *** AFFH units only	NONE	NONE	NONE	NONE
Town	New Castle	R-2A	One-Family Residence District	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots; *** AFFH units only	NONE	NONE	NONE	NONE
Town	New Castle	MFPD	Multifamily Planned Development District (Floating district)	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots	NONE	NONE	NONE	NONE
Town	New Castle	MFR-M	Multifamily Residence District Millwood	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots	NONE	NONE	NONE	NONE
Town	New Castle	MFR-C	Multifamily Residence District Chappaqua	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** 75% of dimensional requirements for AFFH lots	NONE	NONE	NONE	NONE
Town	New Castle	B-RO-4	Research and Office Business	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths)	NONE	NONE	NONE	NONE

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	New Castle	B-RO-150	Research and Office Business	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths)	NONE	NONE	NONE	NONE
Town	New Castle	B-RO-20	Research and Office Business	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths)	NONE	NONE	NONE	NONE
Town	New Castle	B-PO	Professional and Office Business	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** For single family only; *** AFFH units only	NONE	NONE	NONE	NONE
Town	New Castle	B-D	Designed Business	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** For single family only	NONE	NONE	NONE	NONE
Town	New Castle	B-R	Retail Business	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** Workforce housing	NONE	NONE	NONE	NONE
Town	New Castle	B-RP	Retail Business and Parking	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** Workforce housing	NONE	NONE	NONE	NONE
Town	New Castle	I-P	Planned Industrial		NONE	NONE	NONE	NONE
Town	New Castle	I-G	General Industrial	*Dwelling Unit (square FT), Efficiency 450, 1 Bedroom 675, 2 Bedroom 750, 3 Bedroom 1,000 (including at least 1.5 baths), 4 Bedroom 1,200 (including at least 1.5 baths); ** Workforce housing	NONE	NONE	NONE	NONE

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	R1-20	One-Family Residence District	Yes		20,000 SF	As of Right	No	No	No	No	NA	No	NA	No
City	New Rochelle	R1-15	One-Family Residence District	Yes		15,000 SF	As of Right	No	No	No	No	NA	No	NA	No
City	New Rochelle	R1-10A	One-Family Residence District	Yes		10,000 SF	As of Right	No	No	No	No	NA	No	NA	No
City	New Rochelle	R1-10	One-Family Residence District	Yes		10,000 SF	As of Right	No	No	No	No	NA	No	NA	No
City	New Rochelle	R1-HIST	One-Family Historic Residence District	Yes		Lot area less than 10,000 SF: 7,500SF Min.; lot area 10,000 to 14,999 SF: 10,000 SF Min.; lot area 15,000 to 19,999 SF: 15,000 SF Min.; lot area 20,000 and over: 20,000 SF Min.	As of Right	No	No	No	No	NA	No	NA	No
City	New Rochelle	R1-WF-10	One-Family Waterfront Residence District	Yes		10,000 SF	As of Right*	No	No	No	No	NA	No	NA	No

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	R1-CH	One-Family Cluster Residence District	Yes		174,240 SF	As of Right	As of Right	As of Right	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No
City	New Rochelle	R1-7.5	One-Family Residence District	Yes		7,500 SF	As of Right	No	No	No	No	NA	No	NA	No
City	New Rochelle	R2-7.0	Two-Family Residence District	Yes		7,000SF, 3,500 SF/DU	As of Right	As of Right	No	No	No	NA	No	NA	No
City	New Rochelle	R1-URTH	Urban Renewal Townhouse Residence District	Yes		87,120SF*, 2,200 SF/DU	As of Right**	As of Right***	No	No	No	NA	No	NA	No
City	New Rochelle	RMF-0.4	Multifamily Residence District	Yes		7,000 SF, 3,500 SF/DU	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	RMF-0.5	Multifamily Residence District	Yes		7,000SF, 3,500 SF/DU	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No
City	New Rochelle	RMF-0.7	Multifamily Residence District	Yes		7,000SF, 3,500 SF/DU	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES							Accessories Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family				
City	New Rochelle	RMF-1.0	Multifamily Residence District	Yes		7,000SF, 3,500 SF/DU for first two units, 2,500SF/DU for each additional unit	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No	
City	New Rochelle	RMF-1.3	Multifamily Residence District	Yes		7,000SF, 3,500 SF/DU for first two units, 2,500SF/DU for each additional unit*	As of Right	As of Right**	As of Right**	As of Right**	As of Right**	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No	
City	New Rochelle	RMF-2.0	Multifamily Residence District	Yes		40,000 SF , 3,500 SF/DU for first two units, 2,500SF/DU for each additional unit	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No	

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	RMF-SC-4.0	Multifamily Senior Citizen Residence District	Yes		20,000SF, 250 SF/DU	As of Right	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No
City	New Rochelle	H	Hospital District	Yes		12,000 SF; for residential uses: 7,000 SF, 3,500 SF/DU	As of Right	As of Right*	As of Right*	As of Right*	As of Right*, **	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
City	New Rochelle	DMU	Downtown Mixed Use District	Yes		Not Specified	No	No	As of Right	As of Right	As of Right	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District, Mixed-use commercial/residential with dwelling units located on the second floor and above only.	
City	New Rochelle	DMUR	Downtown Mixed Use Urban Renewal District	Yes		Not Specified	No	No	As of Right	As of Right	As of Right	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District	
City	New Rochelle	ROS	Recreation Open Space District	Yes	No	Not Specified	No	No	No	No	No	NA	Special Use*	*Dwellings for a caretaker or watchman. Not to exceed 1,600 SF in size	Yes, Caretaker/Watchman Dwelling Only	

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES							Accessories Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family				
City	New Rochelle	WR	Water Related	Yes		Not Specified	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District	
City	New Rochelle	PWD-3	Planned Waterfront Development - 3 Story	Yes		130,680 SF for nonresidential and planned waterfront development; for medium density residential use: 3,500 SF/DU	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District	
City	New Rochelle	PWD-5	Planned Waterfront Development - 5 Story	Yes		261,360 SF for nonresidential and planned waterfront development; for medium density residential use: 3,500 SF/DU	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District	

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	PWD-8	Planned Waterfront Development - 8 Story	Yes		Not Specified	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District
City	New Rochelle	MUFE	Planned Mixed Use Family Entertainment	Yes	No	Not Specified	No	No	No	No	No	NA	No	NA	No
City	New Rochelle	NA	North Avenue Zone	No		Not Specified	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed Use District
City	New Rochelle	C-1M	General Commercial Modified	Yes	No	Not Specified	No	No	No	No	No	NA	No	NA	No

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	NB	Neighborhood Business District	Yes		Not Specified	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes
City	New Rochelle	DB	Downtown Business District	Yes		Not Specified	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes
City	New Rochelle	LSR	Large Scale Retail District	Yes	No	Not Specified	No	No	No	No	No	NA	No	NA	No
City	New Rochelle	LI	Light Industry	Yes	No	Not Specified	No	No	No	No	No	NA	No	NA	No
City	New Rochelle	I	Industry	Yes	No	Not Specified	No	No	No	No	No	NA	No	NA	No
City	New Rochelle	SFSC	Single-Family Senior Citizen	Yes		217,800 SF, minimum lot area per dwelling regulated by underlying district	As of Right*	No	No	No	No	NA	Overlay	Overlay	Overlay

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	WV	Waterview District	Yes		Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	NA	Overlay	Overlay	Overlay
City	New Rochelle	SC	Senior Citizen District	No, not by itself		217,800 SF	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay
City	New Rochelle	FA	Fifth Avenue District	Yes	No	Overlay	No	No	No	No	No	NA	Overlay	Overlay	Overlay
City	New Rochelle	CPA	Central Parking Area District	Yes		Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay
City	New Rochelle	SFCH	Single-Family Cluster Housing	No		174,240 SF	As of Use	No	No	No	No	NA	No	NA	No
City	New Rochelle	INST	Institutional District	No		217,800 SF	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, As part of university, college or school

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	PUD-AH	Planned Unit Development - Affordable Housing	Yes		Not Specified	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	No
City	New Rochelle	PWDE-5	Planned Waterfront Development Extension	Yes		43,560 SF, 1,750 SF/DU	As of Right	As of Right	As of Right	As of Right	As of Right	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, as a combination of residential and non residential uses only.

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	NB-TOFZ	NB-Transit Oriented Fl	No		15,000 SF	No	No	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, Mixed U
City	New Rochelle	CR-1	College Related	Yes		Determined by City	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes, As part of university or college use

T/C/V	Municipality	Zoning District	Name of District	District Mapped (Yes or No)	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	New Rochelle	WDB-F	West Downtown Business Floating District	No		35,000 SF	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	A building containing three or more dwelling units, or a part of a mixed-use building containing three or more dwelling units on a single building lot, where the dwelling units in such building shall not each have separate entrances to the outside but shall be accessed by common entrance(s) and common interior corridor(s), elevator(s), or vestibule(s).	No	NA	Yes

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	R1-20	One-Family Residence District	Not specified	Not specified	Not Specified	NA	35 FT	25 FT for lots with dwellings, 60 FT for all other uses	Not Specified	20%
City	New Rochelle	R1-15	One-Family Residence District	Not specified	Not specified	Not Specified	NA	30 FT	12 FT/27 FT for lots with dwellings, 60 FT for all other uses	Not Specified	25%
City	New Rochelle	R1-10A	One-Family Residence District	Not specified	Not specified	Not Specified	NA	25 FT	8 FT/20 FT for lots with dwellings, 60 FT for all other uses	Not Specified	30%
City	New Rochelle	R1-10	One-Family Residence District	Not specified	Not specified	Not Specified	NA	30 FT	12 FT/27 FT for lots with dwellings, 60 FT for all other uses	Not Specified	25%
City	New Rochelle	R1-HIST	One-Family Historic Residence District	Not specified	Not specified	Not Specified	NA	50 FT, except where pronounced uniformity of front yard setbacks less than or in excess within 200 FT of lot, new construction may then be set back to average setback of existing structures.	Lot area less than 10,000 SF: 8 FT/20 FT for lots with dwellings, 60 FT for all other uses; lot area 10,000 to 14,999 SF: 12 FT/27 FT for all other uses; lot area 15,000 to 19,999 SF: 12 FT/27 FT for lots with dwellings, 60 FT for all other uses; lot area 20,000 and over: 25 FT for lots with dwellings, 60 FT for all other uses.	Not Specified	Lot area less than 10,000 SF: 30%; lot area 10,000 to 14,999 SF: 25%; lot area 15,000 to 19,999 SF: 25%; lot area 20,000 and over: 20%.
City	New Rochelle	R1-WF-10	One-Family Waterfront Residence District	Not specified	Not specified	Not Specified	NA	30 FT*	12 FT/27 FT for lots with dwellings, 60 FT for all other uses*	Not Specified	25%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	R1-CH	One-Family Cluster Residence District	Not specified	Not specified	See Restrictions*	*One-family dwelling units and attached dwelling units are permitted. No more than 50% of the permitted dwelling units may be in buildings of up to four attached units and the maximum length of such buildings shall be 120 feet. The balance of the permitted units shall be in buildings with a maximum permitted length of 100 feet. This may be increase for certain circumstances with planning board permit.	50 FT	50 FT*	Not Specified	25%
City	New Rochelle	R1-7.5	One-Family Residence District	Not specified	Not specified	Not Specified	NA	25 FT	8 FT/20 FT for lots with dwellings, 60 FT for all other uses	Not Specified	30%
City	New Rochelle	R2-7.0	Two-Family Residence District	Not specified	Not specified	Not Specified	NA	20 FT	8 FT/20 FT for lots with dwellings, 30 FT for all other uses	Not Specified	30%
City	New Rochelle	R1-URTH	Urban Renewal Townhouse Residence District	Not specified	Not specified	Mentioned, no side yard noted in setbacks, See Restrictions***	***No more than 25% of the permitted dwelling units may be in two-family attached dwellings.	10 FT	Not specified	Not Specified	35%
City	New Rochelle	RMF-0.4	Multifamily Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed four dwelling units per lot and not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	20 FT	8 FT/20 FT for lots with dwellings, 30 FT for all other uses	Not Specified	30%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	RMF-0.5	Multifamily Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	20 FT	8 FT/20 FT for lots with dwellings, 30 FT for all other uses	Not Specified	30%
City	New Rochelle	RMF-0.7	Multifamily Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	25 FT	12 FT, but not less than half the height of the wall facing the side lot line for lots with dwellings, otherwise not specified	Not Specified	35%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	RMF-1.0	Multifamily Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	25 FT	12 FT for lots with dwellings, 30 FT for all other uses	Not Specified	35%
City	New Rochelle	RMF-1.3	Multifamily Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	25 FT	For buildings up to 40FT in height 12 FT, but not less than half the height of the wall facing the side lot line for lots with dwellings, otherwise not specified; for buildings greater than 40 FT in height: 25 FT plus 1/16 the height of the wall facing the side lot lines. Where a site does not abut a residential district, each side yard setback shall not be less than 20 feet.	Not Specified	40%***
City	New Rochelle	RMF-2.0	Multifamily Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	20 FT	20 FT	Not Specified	50%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	RMF-SC-4.0	Multifamily Senior Citizen Residence District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	10 FT	10 FT	Not Specified	50%
City	New Rochelle	H	Hospital District	Not specified	Not specified	See Restrictions**	**Special Permit: Attached dwelling units, not to exceed four dwelling units per lot and not to exceed two attached dwelling units in a building. See NRO Note 3 for additional requirements.	10 FT; 20 FT for residential uses	10 FT; 8 FT/20 FT for residential uses	Not Specified	70%; 30% for residential uses

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	DMU	Downtown Mixed Use District	Not specified	Not specified	Not Specified	Not Specified	Not specified	20 FT where abutting residence district or use, otherwise 0 FT	Not Specified	100%
City	New Rochelle	DMUR	Downtown Mixed Use Urban Renewal District	Not specified	Not specified	Not Specified	Not Specified	Not specified	Not specified	Not Specified	100%
City	New Rochelle	ROS	Recreation Open Space District	Not specified	Not specified	Not Specified	Not Specified	35 FT	20 FT where abutting residence district or use, otherwise 0 FT*	Not Specified	5%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	WR	Water Related	Not specified	Not specified	See Restrictions**	**Special Permit One-family attached and detached dwelling.	30 FT	30 FT	Maximum 10 DU/acre	40%*
City	New Rochelle	PWD-3	Planned Waterfront Development - 3 Story	Not specified	Not specified	See Restrictions**	**Special Permit One-family attached and detached dwelling.	Not specified	Not specified	Maximum 15 DU/acre	40%
City	New Rochelle	PWD-5	Planned Waterfront Development - 5 Story	Not specified	Not specified	See Restrictions**	**Special Permit One-family attached and detached dwelling.	Not specified	Not specified	Maximum 30 DU/acre	40%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	PWD-8	Planned Waterfront Development - 8 Story	Not specified	Not specified	See Restrictions**	**Special Permit One-family attached and detached dwelling.	All buildings must be set back at least 35 FT from the mean high tide line where seawall exists, 80 FT from the mean high tide line where seawall does not exist	Not specified	Maximum 22 DU/acre	40%
City	New Rochelle	MUFE	Planned Mixed Use Family Entertainment	Not specified	Not specified	NA	NA	Not specified	0 FT Where abutting non residential districts, otherwise not specified	Not Specified	100%
City	New Rochelle	NA	North Avenue Zone	Not specified	Not specified	Not Specified	Maximum livable floor space shall be 2,000 SF for living/loft or office arrangements, dwelling space on second floor and above only; otherwise not specified	Not specified	Not specified	Not Specified	70%
City	New Rochelle	C-1M	General Commercial Modified	Not specified	Not specified	NA	NA	Not specified	Not specified	Not Specified	100%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	NB	Neighborhood Business District	Not specified	Not specified	Not Specified	Maximum livable floor space shall be 2,000 SF for living/loft or office arrangements, dwelling space on second floor and above only; otherwise not specified	Not Required	20 FT where abutting a residential district, otherwise 0 FT.	Not Specified	50%
City	New Rochelle	DB	Downtown Business District	Not specified	Not specified	Not Specified	Maximum livable floor space shall be 2,000 SF for living/loft or office arrangements, dwelling space on second floor and above only; otherwise not specified	Not Required	20 FT where abutting a residential district, otherwise 0 FT.	Not Specified	90%
City	New Rochelle	LSR	Large Scale Retail District	Not specified	Not specified	NA	NA	Not Required	Not specified	Not Specified	70%
City	New Rochelle	LI	Light Industry	Not specified	Not specified	NA	NA	10 FT	20 FT when abutting a residential district, otherwise 5 FT	Not Specified	60%
City	New Rochelle	I	Industry	Not specified	Not specified	NA	NA	Not Required	20 FT when abutting a residential district, otherwise 5 FT	Not Specified	70%
City	New Rochelle	SFSC	Single-Family Senior Citizen		3 Overlay	Overlay	Overlay	30 FT	30 FT (from all perimeter lot lines)	Overlay	Overlay

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	WV	Waterview District	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay
City	New Rochelle	SC	Senior Citizen District	Overlay	Overlay	Overlay	Overlay	40 FT	30 FT/60 FT	Maximum 40 DU/acre	Overlay
City	New Rochelle	FA	Fifth Avenue District	Overlay	Overlay	Overlay	Overlay	5 FT at the discretion of the Planning Board along Fifth and Potter Avenues, otherwise 10 FT	Overlay	Overlay	60%, Planning Board may at its discretion increase Maximum Building Coverage to 80% on lots at least 10,000 ST in size and meeting on provision in NRO Note 2
City	New Rochelle	CPA	Central Parking Area District	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay
City	New Rochelle	SFCH	Single-Family Cluster Housing	Not specified	Not specified	Not Specified	Not Specified	Not specified	Not specified	Not Specified	Not specified
City	New Rochelle	INST	Institutional District	Not specified	Not specified	Not Specified	Not Specified	50 FT outdoor playing fields, 60 FT all nonresidential uses from perimeter residential lot lines	50 FT outdoor playing fields, 60 FT all nonresidential uses from perimeter residential lot lines	Not Specified	25%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	PUD-AH	Planned Unit Development - Affordable Housing	Not specified	Not specified	Mentioned, setbacks are set by Planning Board thus zero lot line development is within their control	Not Specified	Established by Planning Board at time of site plan and/or subdivision review	Established by Planning Board at time of site plan and/or subdivision review	Maximum 55 DU/acre	Not specified
City	New Rochelle	PWDE-5	Planned Waterfront Development Extension	Not specified	Not specified	One-family attached dwellings allowed	Permitted uses only as a combination of residential and nonresidential uses only.	In accordance with conceptual plan submitted for rezoning.	In accordance with conceptual plan submitted for rezoning.	Not Specified	45%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	NB-TOFZ	NB-Transit Oriented FI	Not specified	Not specified	Not Specified	Not Specified	In accordance with conceptual plan submitted for rezoning.	In accordance with conceptual plan submitted for rezoning.	Not Specified	95%
City	New Rochelle	CR-1	College Related	Not specified	Not specified	Not Specified	Not Specified	Determined by City Council	Determined by City Council	Not Specified	Determined by City Council

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	New Rochelle	WDB-F	West Downtown Business Floating District	Not specified	Not specified	Not Specified	Not Specified	None	None	Not Specified	100%

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	R1-20	One-Family Residence District	35%	Not Specified	0.25		No	No	No	No
City	New Rochelle	R1-15	One-Family Residence District	45%	Not Specified	0.3		No	No	No	No
City	New Rochelle	R1-10A	One-Family Residence District	50%	Not Specified	0.35		No	No	No	No
City	New Rochelle	R1-10	One-Family Residence District	45%	Not Specified	0.3		No	No	No	No
City	New Rochelle	R1-HIST	One-Family Historic Residence District	Lot area less than 10,000 SF: 50%; lot area 10,000 to 14,999 SF: 45%; lot area 15,000 to 19,999 SF: 45%; lot area 20,000 and over: 35%.	Not Specified	Lot area less than 10,000 SF: .35; lot area 10,000 to 14,999 SF: .3; lot area 15,000 to 19,999 SF: .3; lot area 20,000 and over: .25.		No	No	No	No
City	New Rochelle	R1-WF-10	One-Family Waterfront Residence District	45%	Not Specified	0.3	*Attached dwelling units and single-family cluster residences are not permitted in the R1-WF-10 Zone, ** No building or structure shall be erected within 50 FT of the mean high water line, no building or structure shall be erected within 25 feet of the shoreline designated as tidal wetlands.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	R1-CH	One-Family Cluster Residence District	45%	Not Specified	0.25	*Where a project abuts an undeveloped area within a zone which requires the same minimum lot area per dwelling unit, the Planning Board may modify side and rear yard dimensional requirements as deemed appropriate, but not less than the minimum required for one-family dwellings in the comparable one-family zone.	No	No	No	No
City	New Rochelle	R1-7.5	One-Family Residence District	50%	Not Specified	0.35		No	No	No	No
City	New Rochelle	R2-7.0	Two-Family Residence District	60%	Not Specified	0.4		No	No	No	No
City	New Rochelle	R1-URTH	Urban Renewal Townhouse Residence District	70%	Not Specified	0.5	*Eligible parcels for R-URTH zoning shall be only those located in an area officially designated as appropriate for urban renewal by the City Council, and meeting the dimensional requirements in the Schedule of Dimensional Regulations. (See 331-29), **Includes attached dwelling units, as regulated by 331-45.	No	No	No	No
City	New Rochelle	RMF-0.4	Multifamily Residence District	60%	Not Specified	0.4	*Special Use: Attached dwelling units , not to exceed four dwelling units per lot and not to exceed two attached dwelling units in a building, as regulated by 331-113.5.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	RMF-0.5	Multifamily Residence District	60%	Not Specified	0.5	*Special Use: Attached dwelling units, not to exceed two attached dwelling units in a building, as regulated by 331-113.5	No	No	No	No
City	New Rochelle	RMF-0.7	Multifamily Residence District	60%	Not Specified	0.7	*Special Use: Attached dwelling units, not to exceed two attached dwelling units in a building, as regulated by 331-113.5	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	RMF-1.0	Multifamily Residence District	65%	Not Specified	1	*Special Use: Attached dwelling units, not to exceed two attached dwelling units in a building, as regulated by 331-113.5.	No	No	No	No
City	New Rochelle	RMF-1.3	Multifamily Residence District	65%****	Not Specified	1.3	*Where a side yard does not abut a residential district lot area shall be 3,500SF/DU for the first two units and 1,200 SF for each additional unit, Special Use: Attached dwelling units, not to exceed two attached dwelling units in a building as regulated by 331-113.5, ***Where a site does not abut a residential district building coverage shall not exceed 45%. ****Where a site does not abut a residential district impervious lot coverage shall not exceed 70%	No	No	No	No
City	New Rochelle	RMF-2.0	Multifamily Residence District	65%	Not Specified	2	*Special Use: Attached dwelling units, not to exceed two attached dwelling units in a building, as regulated by 331-113.5.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	RMF-SC-4.0	Multifamily Senior Citizen Residence District	80%	Not Specified	4	*Special Use: Attached dwelling units , not to exceed two attached dwelling units in a building, as regulated by 331-113.5.	No	No	No	No
City	New Rochelle	H	Hospital District	95%; 60% for residential uses	Not Specified	3; .4 for residential units	*Special Use: Attached dwelling units , not to exceed four dwelling units per lot and not to exceed two attached dwelling units in a building, as regulated by 331-113.5, **Conversion of buildings used for hospital-related housing pursuant to 331-46a(1) to multifamily buildings. the Planning Board may grant a special permit to convert a building used for hospital-related housing as of June 14, 2005, pursuant to 331-46A(1), to a multifamily housing per additional parking and traffic requirements found in 331-46C(7)a-c.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	DMU	Downtown Mixed Use District	100%	Not Specified	4*	*Increased FAR may be granted by the City Council, in its sole and absolute discretion, pursuant to the Downtown Density Bonus (DDB) standards.	No	No	No	No
City	New Rochelle	DMUR	Downtown Mixed Use Urban Renewal District	100%	Not Specified	5.5*	*Increased FAR may be granted by the City Council, in its sole and absolute discretion, pursuant to the Downtown Density Bonus (DDB) standards.	No	No	No	No
City	New Rochelle	ROS	Recreation Open Space District	10%**	NA	0.05	*Special Setback: Any area intended for concentrated outdoor activity shall be located at least 30 feet from any residential lot or district or shall be so screened as to provide visual and auditory privacy to such a lot or district. **Maximum of 10% impervious surfaces coverage if passive recreational use only. Maximum of 25% impervious surfaces coverage if uses include other permitted principal uses.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	WR	Water Related	80%*	Not Specified	1 for water-dependent uses and non-water-dependent special permit uses, with no more than .25 for all other uses, but in no case shall the aggregate FAR exceed 1.0, *Residential uses all fall under .25	*Text in zoning amendment conflicts: The maximum permitted lot area coverage shall be 35% for special permit uses, including uses and structures accessory to a special permit use, except where parking is shared with a permitted use, in which case the maximum permitted lot area coverage for the special permit use shall be 40%	No	No	No	No
City	New Rochelle	PWD-3	Planned Waterfront Development - 3 Story	80%	Not Specified	1 for water-dependent special permit uses, with no more than .40 for all other uses, but in no case shall the aggregate FAR exceed 1.0, *Residential uses all fall under .40		No	No	No	No
City	New Rochelle	PWD-5	Planned Waterfront Development - 5 Story	80%	Not Specified	1 for water-dependent special permit uses, with no more than .75 for all other uses, but in no case shall the aggregate FAR exceed 1.0, *Residential uses all fall under .75		No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	PWD-8	Planned Waterfront Development - 8 Story	40%	Not Specified		1.0 for all water-dependent permitted uses, .4 for water dependent special permit nonresidential uses, .25 for water dependent special permit uses which restrict public access, *0.75 for residential uses,	No	No	No	No
City	New Rochelle	MUFE	Planned Mixed Use Family Entertainment	100%	NA	3		No	No	No	No
City	New Rochelle	NA	North Avenue Zone	90%	800 SF, 300 SF of residential floor area for each resident; otherwise not specified	2	*Dwelling units located on the second floor and above	No	No	No	No
City	New Rochelle	C-1M	General Commercial Modified	100%	NA	1		No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	NB	Neighborhood Business District	95%	800 SF, 300 SF of residential floor area for each resident; otherwise not specified	0.5	*Dwelling units located on the second floor and above	No	No	No	No
City	New Rochelle	DB	Downtown Business District	100%	800 SF, 300 SF of residential floor area for each resident; otherwise not specified	2	*Dwelling units located on the second floor and above	No	No	No	No
City	New Rochelle	LSR	Large Scale Retail District	100%	NA	1		No	No	No	No
City	New Rochelle	LI	Light Industry	90%	NA	1		No	No	No	No
City	New Rochelle	I	Industry	100%	NA	2		No	No	No	No
City	New Rochelle	SFSC	Single-Family Senior Citizen	Overlay	1,800 SF for one-story DU, 2,000 SF for two-story DU	0.3	OVERLAY	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	WV	Waterview District	Overlay	Overlay	Overlay	OVERLAY Places additional restrictions for new buildings or replacement of existing buildings within the zone and requires special permit from the Planning Board	No	No	No	No
City	New Rochelle	SC	Senior Citizen District	Overlay	Overlay	0.4	OVERLAY *Two-Bedroom apartment units in a SC development shall not exceed 25% of the total number of units for that development. No living units permitted in a basement or cellar area	No	No	No	No
City	New Rochelle	FA	Fifth Avenue District	Overlay	Overlay	1, Planning Board may at its discretion increase FAR to 1.25 on lots at least 10,000 SF in size and meeting on provision in NRO Note 2	OVERLAY , only in LI district	No	No	No	No
City	New Rochelle	CPA	Central Parking Area District	Overlay	Overlay	Overlay	OVERLAY	No	No	No	No
City	New Rochelle	SFCH	Single-Family Cluster Housing	Not specified	Not Specified	Not specified	FLOATING	No	No	No	No
City	New Rochelle	INST	Institutional District	40%	Not Specified	.70 for entire campus of which not more than .3 shall be allowed for residential use	FLOATING *Residential use not called out directly, but noted in FAR calculations. Residential use is assumed for university, college and private school use only.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	PUD-AH	Planned Unit Development - Affordable Housing	Not specified	Not Specified	Not specified	FLOATING *Occupancy restrictions. The PUD-AH Floating Zone shall be limited to occupancy of Affordable Housing, for income eligible persons or families according to federal income guidelines set forth by the U.S. Department of Housing and Urban Development (HUD) or any other requirements under the financing for the project (when the project is financed using government funding), as well any additional requirements set forth in a land disposition agreement (LDA) or contract of sale.	Yes*	No	No	No
City	New Rochelle	PWDE-5	Planned Waterfront Development Extension	90%	Not Specified	1	FLOATING	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	NB-TOFZ	NB-Transit Oriented Fl	95%	Not Specified	2	FLOATING *Residential condominium or cooperative apartment multifamily dwelling units, for sale or for rental, only above the ground floor. **Design principles and guidelines are to be incorporated in this district. These guidelines are mandated for market rate units and suggested for affordable housing units in this zone. See NRO Note 1!	No	No	No	No
City	New Rochelle	CR-1	College Related	Determined by City Council	Not Specified	Determined by City	*Only for college or college related uses	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	New Rochelle	WDB-F	West Downtown Business Floating District	100%	Not Specified	5	FLOATING	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED LAND USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	North Castle	R-4A	One-family Residence District - 4 acres		Yes	174240*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-2A	One-family Residence District - 2 acres		Yes	87120*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-1.5A	One-family Residence District - 1.5 acres		Yes	65340*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-1A	One-family Residence District - 1 Acre		Yes	43560*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-3/4A	One-family Residence District - 3/4 Acre		Yes	32670*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-1/2A	One-family Residence District - 1/2 Acre		Yes	21780*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-10	One-family Residence District - 10,000 SF		Yes	10000*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED LAND USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	North Castle	R-5	One-family Residence District - 5,000 SF		Yes	5000*	As of Right	No	No	No	No	NA	Special Use*	See Section 213-33K	No
Town	North Castle	R-2F	Two-family Residence District - 5,000 SF		Yes	5000*	As of Right	As of Right	No	No	No	Three or more dwellings	No	None	No
Town	North Castle	R-MF	Multifamily Residence District		Yes	1045440*	As of Right	No	As of Right	As of Right	As of Right	Three or more dwellings	No	None	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED LAND USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	North Castle	R-MF-A	Multifamily-A Residence District		Yes	217,800*	As of Right	No	As of Right	As of Right	As of Right	Three or more dwellings	No	None	No
Town	North Castle	R-MF-SS	Residential Multifamily-Single Structure		No	33,000	As of Right	No	As of Right	As of Right	As of Right	Three or more dwellings	No	None	No
Town	North Castle	R-MF-SCH	Multifamily-Senior Citizen Housing District		No*	To be determined by Town Board at time of zoning approval.	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No	None	No
Town	North Castle	OB	Office Business District	No	Yes	871,200	No	No	No	No	No	NA	Yes, living quarters for custodians or caretakers of the office building or buildings.	None	No
Town	North Castle	OBH	Office Business Hotel District	No	No	871,200	No	No	No	No	No	NA	No	None	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED LAND USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	North Castle	DOB-20A	Designed Office Business 20A District	No	Yes	871,200	No	No	No	No	No	NA	Yes, living quarters for custodians or caretakers of the office building or buildings.	None	No
Town	North Castle	RO	Residence Office		Yes	5,000	As of Right	No	No	No	No	NA	Residential uses, limited to one dwelling unit per building. Additional dwelling units may be permitted by special permit.	None	Yes. This district is for protection of historic areas. Residences and businesses allowed. Residences also permitted as accessory use.
Town	North Castle	PBO-2A	Professional Business Office 2A District		Yes	87,120	As of Right (but not on any lot)	No	No	No	No	NA	No	None	No
Town	North Castle	PBO	Professional Business Office District	No	Yes	10,000	No	No	No	No	No	NA	No	None	No
Town	North Castle	PLI	Planned Light Industry		Yes	174,240	No	No	No	No	Yes, assisted living community	Three or more dwellings	No	None	No
Town	North Castle	RELIP	Research, Electronic and Light Industrial Park District	No	Yes	174,240	No	No	No	No	No	NA	No	None	No
Town	North Castle	IND AA	Industrial AA District	No	Yes	87,120	No	No	No	No	No	NA	No	None	No
Town	North Castle	IND A	Industrial A District	No	Yes	5,000	No	No	No	No	No	NA	No	None	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED LAND USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	North Castle	SC	Shopping Center District	No	Yes	174,240	No	No	No	No	No	NA	No	None	No
Town	North Castle	NB	Nursery Business District	No	Yes	174,240	No	No	No	No	No	NA	No	None	No
Town	North Castle	CB-A	Central Business Armonk District		Yes	130,681	No	No	Yes*	Yes*	Yes*	Three or more dwellings	No	None	Yes*
Town	North Castle	CB-B	Central Business Banksville District	No	Yes	5,000	No	No	No	No	No	NA	Yes, one dwelling unit per building. Additional dwelling may be permitted by special permit.	Residence permitted in separate apartment with separate entrance from exterior of building.	Yes
Town	North Castle	CB	Central Business District		Yes	5,000	No	No	Yes*	Yes*	Yes*	Three or more dwellings	Yes, one dwelling unit per building. Additional dwelling may be permitted by special permit.	Residence permitted in separate apartment with separate entrance from exterior of building.	Yes
Town	North Castle	RB	Roadside Business District		Yes	30,000	No	No	Yes*	Yes*	Yes*	Three or more dwellings	No	None	Yes
Town	North Castle	GB	General Business District		Yes	10,000	As of Right	No	No	No	No	NA	Yes, one dwelling unit per building. Additional dwelling may be permitted by special permit.	Residence permitted in separate apartment with separate entrance from exterior of building.	Yes

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Town	North Castle	R-4A	One-family Residence District - 4 acres	None	None	None	NA	50 FT		None	6% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	1600 s.f.
Town	North Castle	R-2A	One-family Residence District - 2 acres	None	None	None	NA	30 FT		None	8% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	1400 s.f.
Town	North Castle	R-1.5A	One-family Residence District - 1.5 acres	None	None	None	NA	30 FT		None	10% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	1300 s.f.
Town	North Castle	R-1A	One-family Residence District - 1 Acre	None	None	None	NA	25 FT		None	12% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	1200 s.f.
Town	North Castle	R-3/4A	One-family Residence District - 3/4 Acre	None	None	None	NA	25 FT		None	15% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	1000 s.f.
Town	North Castle	R-1/2A	One-family Residence District - 1/2 Acre	None	None	None	NA	20 FT		None	15% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	900 s.f.
Town	North Castle	R-10	One-family Residence District - 10,000 SF	None	None	None	NA	15 FT		None	30% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	900 s.f.

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Town	North Castle	R-5	One-family Residence District - 5,000 SF	None	None	None	NA	At least 8 FT, total both sides 18		None	30% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	800 s.f.
Town	North Castle	R-2F	Two-family Residence District - 5,000 SF	None	None	Attached dwellings allowed.	NA	6 FT		None	30% of lot area.	See table, 213 Attachment 3, Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.	800 s.f.
Town	North Castle	R-MF	Multifamily Residence District	None**	None**	Attached and semi-detached allowed.	None	50 FT	1 Density Unit***** (DU) per 25,000 SF of net lot area.	Gross density shall not exceed 25,000 s.f. of net lot area***, except that maximum may be increased by not more than 45% if at least 40% of the increase as middle income units.****	12% of lot area (35% for attached and detached dwellings).	None	None (except for middle-income dwelling units. See Section 213-221.(2))

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Town	North Castle	R-MF-A	Multifamily-A Residence District	None	None	Attached and semi-detached allowed.	None	5 acres - 10 FT (6 FT for accessory buildings); 2,500 square FT - 0 FT; 7,000 square FT - 6 FT (3 FT for accessory buildings).	1 Density Unit*** (DU) per 14,000 SF of lot area.	Gross density shall not exceed 14,000 s.f. of net lot area**, except that maximum may be increased by not more than 40% if at least 20% of the increase as middle income units.	20% of lot area (50% for attached and 35% for detached dwellings).	None	None (except for middle-income dwelling units. See Section 213-221.(2))
Town	North Castle	R-MF-SS	Residential Multifamily-Single Structure	None	None	Attached and semi-detached allowed.	None			See FAR requirements.*	40% of lot area.	None	None (except for middle-income dwelling units. See Section 213-221.(2))
Town	North Castle	R-MF-SCH	Multifamily-Senior Citizen Housing District	None	Each senior citizen unit shall contain not fewer than one nor more than two bedrooms.	Attached and semi-detached allowed.	None	To be determined by Town Board at time of zoning approval.		See FAR requirements.	To be determined by Town Board at the time of zoning approval.	None	800 s.f. per one-bedroom unit and 1,000 s.f. per two-bedroom unit.
Town	North Castle	OB	Office Business District	None	None	None	NA	300 FT		None	10%	None	NA
Town	North Castle	OBH	Office Business Hotel District	None	None	None	NA			None	10%	None	NA

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Town	North Castle	DOB-20A	Designed Office Business 20A District	None	None	None	NA	300 FT		None	10%	None	NA
Town	North Castle	RO	Residence Office	None	None	None	NA			None	30%	None	800 s.f.
Town	North Castle	PBO-2A	Professional Business Office 2A District	None	None	None	NA	50 FT		None	20%	None	1400 s.f.
Town	North Castle	PBO	Professional Business Office District	None	None	None	NA	20 FT. However, where PBO District abuts a residential district, side yard must be same as residential district.		None	20%	None	NA
Town	North Castle	PLI	Planned Light Industry	None	None	None	NA			None	30%	None	None
Town	North Castle	RELIP	Research, Electronic and Light Industrial Park District	None	None	None	NA	50 FT		None	30%	None	NA
Town	North Castle	IND AA	Industrial AA District	None	None	None	NA	50 FT		None	30%	None	NA
Town	North Castle	IND A	Industrial A District	None	None	None	NA	0 FT		None	40%	None	NA

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Town	North Castle	SC	Shopping Center District	None	None	None	NA	0 FT		None	20%	None	NA
Town	North Castle	NB	Nursery Business District	None	None	None	NA	0 FT		None	14%	None	NA
Town	North Castle	CB-A	Central Business Armonk District	None	None	None	NA	0 FT		None	30%	None	None
Town	North Castle	CB-B	Central Business Banksville District	None	None	None	NA	0 FT		None	25%	None	None
Town	North Castle	CB	Central Business District	None	None	None	NA	0 FT		None	35%	None	None
Town	North Castle	RB	Roadside Business District	None	None	None	NA	0 FT		None	25%	None	None
Town	North Castle	GB	General Business District	None	None	None	NA	10 FT		None	20%	None	None

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	North Castle	R-4A	One-family Residence District - 4 acres	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. *Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-2A	One-family Residence District - 2 acres	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-1.5A	One-family Residence District - 1.5 acres	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-1A	One-family Residence District - 1 Acre	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-3/4A	One-family Residence District - 3/4 Acre	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-1/2A	One-family Residence District - 1/2 Acre	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-10	One-family Residence District - 10,000 SF	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	North Castle	R-5	One-family Residence District - 5,000 SF	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service. **Note: In addition to accessory apartments as Special Permit Use, servants quarters permitted as accessory use.	None	None	None	None
Town	North Castle	R-2F	Two-family Residence District - 5,000 SF	None	*Note: see Table 213 Attachment 4, Table of Minimum Contiguous Buildable Areas for varying sizes according to presence of water and sewage service.	None	None	None	None
Town	North Castle	R-MF	Multifamily Residence District	None	*Note: Minimum lot size of 24 acres is required for initial zoning and in the event that further subdivision is not requested. If subdivided, minimum lot size for multifamily dwelling is 10 acres, 5,000 s.f. for attached dwelling, 7,500 s.f. for detached dwelling. **Note: The Planning Board shall be responsible for determining the number of bedrooms in each dwelling unit as part of site plan review. ***Note: Net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes, except one-family lots where deduction for steep slopes is 50%. ****Note: All attached, detached or multi-family dwellings shall be served by public water and sewerage treatment facilities. *****DENSITY UNIT 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.	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	North Castle	R-MF-A	Multifamily-A Residence District	None	<p>*Note: Minimum lot size of 5 acres is required for initial zoning and in the event that further subdivision is not requested. If subdivided, minimum lot size for multifamily dwelling remains 5 acres, 2,500 s.f. for attached dwelling, 7,000 s.f. for detached dwelling. **Note: Net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes, except one-family lots where deduction for steep slopes is 50%. ***DENSITY UNIT 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.</p>	None	None	None	None
Town	North Castle	R-MF-SS	Residential Multifamily-Single Structure	0.9, computed in accordance with net density requirements **, all within the same single structure.	<p>*Note: a minimum of 35% of all units within the single structure shall be Town-regulated middle income units AND all dwellings must be served by public water and sewage treatment facilities. **Note: Net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.</p>	None	None	None	None
Town	North Castle	R-MF-SCH	Multifamily-Senior Citizen Housing District	0.15 to 0.4, depending on Town Board's determination **	<p>*Note: This is a floating zone. **Note: not less than 15% of the permitted FAR of any site in an R-MF-SCH District shall be developed as middle-income units for senior citizens. In each such case, the maximum size of household shall be two persons for each two-bedroom unit and one person for each one-bedroom unit.</p>	None	None	None	None
Town	North Castle	OB	Office Business District	0.12*	<p>*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.</p>	None	None	None	None
Town	North Castle	OBH	Office Business Hotel District	0.12*	<p>*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.</p>	None	None	None	None

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	North Castle	DOB-20A	Designed Office Business 20A District	None	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	RO	Residence Office	0.25*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	PBO-2A	Professional Business Office 2A District	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	PBO	Professional Business Office District	0.2*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	PLI	Planned Light Industry	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	RELIP	Research, Electronic and Light Industrial Park District	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	IND AA	Industrial AA District	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	IND A	Industrial A District	0.6*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Town	North Castle	SC	Shopping Center District	0.25*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	NB	Nursery Business District	0.18*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	CB-A	Central Business Armonk District	0.45*	*Note: at least 20%, but not more than 40% of the total floor area within the CB-A District shall consist of multifamily dwellings located on the second story. At least 20% of the dwellings shall be middle income units. Also, multi-family dwellings are allowed as special permit uses on the first floor. **Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	CB-B	Central Business Banksville District	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	CB	Central Business District	0.4*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	RB	Roadside Business District	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None
Town	North Castle	GB	General Business District	0.3*	*Note: FAR uses net lot area defined as lot area minus 75% of wetlands, water bodies and watercourses and steep slopes.	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES								Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	
Town	North Salem	R-4	Rural Density Residential District		Yes	174,240	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	Multifamily Dwelling: A building which is designed, used or occupied for residential purposes for more than two dwelling units	Special Use	Accessory apartment units in main dwellings and in garages or accessory buildings are allowed by special use permit of the Town Board of Appeals	
Town	North Salem	R-2	Low Density Residential District		Yes	87,120	As of Right	Special Use*	Special Use*	Special Use*	Special Use*		Special Use	Accessory apartment units in main dwellings and in garages or accessory buildings are allowed by special use permit of the Town Board of Appeals	
Town	North Salem	R-1	Medium Density Residential District		Yes	43,560	As of Right	Special Use*	Special Use*	Special Use*	Special Use*		Special Use	Accessory apartment units in main dwellings and in garages are allowed by special use permit of the Town Board of Appeals	
Town	North Salem	R-1/2	Medium Density Residential District		Yes	21,780	As of Right	Special Use*	Special Use*	Special Use*	Special Use*		Special Use	Accessory apartment units in main dwellings are allowed by special use permit of the Town Board of Appeals	
Town	North Salem	R-1/4	Medium-High Density Residential District		Yes	10,890	As of Right	As of Right*	As of Right*	As of Right*	As of Right*		Special Use	Accessory apartment units in main dwellings are allowed by special use permit of the Town Board of Appeals	

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES							Mixed Use Residential Component	
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)		Restrictions on Accessory Unit
Town	North Salem	R-MF/6	Residential-Multifamily/High-Density District		Yes	217,800	As of Right for high-density single family detached dwellings* Conditional Use for high density single-family units with one-bedroom dwellings*	No	As of Right Special Use for Multifamily dwelling units for senior citizens and disabled persons (average 1.5 bedroom units, maximum two-bedroom units)**	As of Right Special Use for Multifamily dwelling units for senior citizens and disabled persons (average 1.5 bedroom units, maximum two-bedroom units)**	As of Right Special Use for Multifamily dwelling units for senior citizens and disabled persons (average 1.5 bedroom units, maximum two-bedroom units)**		No		No
Town	North Salem	R-MF/4	Residential-Multifamily/Medium-Density District		Yes	217,800	As of Right for medium density single family detached dwellings* Conditional Use for medium density single family units with one-bedroom dwellings*	No	As of Right Special Use for Multifamily dwelling units for senior citizens and disabled persons (average 1.5 bedroom units, maximum two-bedroom units)**	As of Right Special Use for Multifamily dwelling units for senior citizens and disabled persons (average 1.5 bedroom units, maximum two-bedroom units)**	As of Right Special Use for Multifamily dwelling units for senior citizens and disabled persons (average 1.5 bedroom units, maximum two-bedroom units)**		No		No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES								Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	
Town	North Salem	PD-CCR C	Planned Development-Continuing Care Retirement Community District		Yes	653,400	As of Right for high density single family dwellings for senior citizens and disabled persons Special Use for medium density single family dwelling units	No	As of Right for multifamily dwellings for senior citizens and disabled persons	As of Right for multifamily dwellings for senior citizens and disabled persons	As of Right for multifamily dwellings for senior citizens and disabled persons		As of Right	Accessory apartments are allowed by right in buildings that have permitted uses in accessory retail or personal service use.	
Town	North Salem	NB	Neighborhood Business District	No	Yes	10,000	No	No	No	No	No		Special Use Permit of Town Board of Appeals		
Town	North Salem	GB	General Business District		Yes	40,000	No	No	Conditional Uses by Planning Board*	Conditional Uses by Planning Board*	Conditional Uses by Planning Board*		Special Use Permit of Town Board of Appeals		

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES							Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family				
Town	North Salem	PO	Professional Office District		Yes	20,000	As of Right	No	No	No	No		Special Use Permit by Town Board of Appeals*	Accessory apartment in main dwelling		
Town	North Salem	RO	Research-Office District	No	yes	160,000	No	No	No	No	No		Special Use Permit by Town Board of Appeals*	Accessory apartments are subject to specific conditions relating to communication towers and facilities		
Town	North Salem	PD	Planned Development District		Yes	Floating District. Bulk requirements are based on uses. Please see bulk requirements in table in server folder.	Yes	No	Special Use by Town Board for multifamily dwellings, Special Use by Town for multifamily dwellings for elderly and handicapped persons cooperated by nonprofit organizations	Special Use by Town Board for multifamily dwellings, Special Use by Town for multifamily dwellings for elderly and handicapped persons cooperated by nonprofit organizations	Special Use by Town Board for multifamily dwellings, Special Use by Town for multifamily dwellings for elderly and handicapped persons cooperated by nonprofit organizations		Special Use Permit by Town Board of Appeals*	Accessory apartment units are in main dwellings		

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES									
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component	
Town	North Salem	OHD	Overlay Historic District		Yes	Overlay District (No additional information is provided in the zoning ordinance)										

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (square FT)	F.A.R.
Town	North Salem	R-4	Rural Density Residential District			Conditional Use By Planning Board**		75 FT	75 FT/150 FT	Max. density factor = 0.25; Max. density factor with bonus = 0.31	10%			0.2
Town	North Salem	R-2	Low Density Residential District			Conditional Use By Planning Board**		50 FT	30 FT/75 FT	Max. density factor = 0.50; Max. density factor with bonus = 0.63	25%			0.35
Town	North Salem	R-1	Medium Density Residential District			Conditional Use By Planning Board**		35 FT	20 FT/50 FT	Max. density factor = 1; Max. density factor with bonus = 1.25	10%			0.2
Town	North Salem	R-1/2	Medium Density Residential District			No		30 FT	150 FT/40 FT	Max. density factor = 2 Max. density factor with bonus = 2.5	10%			0.2
Town	North Salem	R-1/4	Medium-High Density Residential District			Conditional Use By Planning Board**		30 FT	15 FT/30 FT	Max. density factor = 4 ;Max. density factor with bonus = 5	10%			0.2

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (square FT)	F.A.R.
Town	North Salem	R-MF/6	Residential-Multifamily/High-Density District			As of Right for high-density single family attached dwellings*		75 FT	75 FT/125 FT	6 units/acre for multifamily dwelling, 6 units/acre for high density single family and single family attached units, 6 units/acre for high density single family with one bedroom dwellings, 8 units/acre for multifamily units for senior citizens and disabled persons. (20% of these are required to be affordable (moderate income) units).	20%			0.3
Town	North Salem	R-MF/4	Residential-Multifamily/Medium-Density District			As of Right for medium-density single family attached dwellings*		50 FT	50 FT/100 FT	4 units/acre for multifamily dwelling, 4 units/acre for medium density single family and single family attached units, 4 units/acre for medium density single family with one bedroom dwellings, 6 units/acre for multifamily units for senior citizens and disabled persons. (20% of these are required to be affordable (moderate income) units).	20%			0.3

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (square FT)	F.A.R.
Town	North Salem	PD-CCR C	Planned Development-Continuing Care Retirement Community District	Independent dwelling units shall have a maximum of two bedrooms per unit. All bedrooms shall measure a minimum of 10 FT by 10 FT (100 square FT).		No		50 FT	75 FT/125 FT	A maximum of 6 dwelling units for independent-living or assisted-living rooms per acre shall be permitted. Independent-living units may be multifamily or single-family dwellings for elderly and handicapped persons. Additional staff housing and guest accommodations may be provided at an aggregate maximum density of 1 unit per 30 dwelling units or assisted-living units. Medium density single family development has a maximum of four dwelling units per acre.	25%			0.3
Town	North Salem	NB	Neighborhood Business District			No		20 FT	10 FT/20 FT	NA	20%			0.3
Town	North Salem	GB	General Business District			No		35 FT	20 FT/50 FT		20%		For moderate income dwellings: 700 square FT per one bedroom, 900 square FT per two bedroom, 1,100 square FT per three bedroom	0.3

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (square FT)	F.A.R.
Town	North Salem	PO	Professional Office District			No		30 FT	10 FT/30 FT	Max. density factor = 2 density factor with bonus = 2.5	Max.	20%		0.3
Town	North Salem	RO	Research-Office District			No		75 FT	50 FT/125 FT			15%		0.3
Town	North Salem	PD	Planned Development District			One-family attached dwellings allowed as of right								

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (square FT)	F.A.R.
Town	North Salem	OHD	Overlay Historic District											

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	North Salem	R-4	Rural Density Residential District	*Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations are allowed by Special Permit of Town Board. **Single family-attached dwellings are conditional uses by the Planning Board. Density bonuses may be applied to development in the R-4, R-2, R-1, R-1/2, R-1/4, and PO zones that promote one or more features saved on the server folder. One of these features is the provision for moderate-income housing units. In general, all subdivisions of 10 or more lots shall be required to provide for the construction of moderate-income housing units on 10% of the total number of approved lots.	No	No	No	No
Town	North Salem	R-2	Low Density Residential District	*Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations are allowed by Special Permit of Town Board. **Single family-attached dwellings are conditional uses by the Planning Board.				
Town	North Salem	R-1	Medium Density Residential District	*Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations are allowed by Special Permit of Town Board. **Single family-attached dwellings are conditional uses by the Planning Board. Accessory uses by right include the leasing of rooms for not more than 2 persons per dwelling.				
Town	North Salem	R-1/2	Medium Density Residential District	*Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations are allowed by Special Permit of Town Board. Accessory uses by right include the leasing of rooms for not more than 2 persons per dwelling.				
Town	North Salem	R-1/4	Medium-High Density Residential District	*Multifamily dwellings for elderly and handicapped persons operated by nonprofit organizations are allowed as of right. Multifamily dwellings are allowed as of right, provided that there shall be not more than 4 dwelling units per acre. **Single family-attached dwellings are conditional uses by the Planning Board. Accessory uses by right include the leasing of rooms for not more than 2 persons per dwelling.				

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	North Salem	R-MF/6	Residential-Multifamily/High-Density District	*Supplemental requirements for high- and medium-density residential development are saved in the server folder. **Supplemental requirements for multifamily dwellings for elderly and handicapped persons are saved in the server folder				
Town	North Salem	R-MF/4	Residential-Multifamily/Medium-Density District	*Supplemental requirements for high- and medium-density residential development are saved in the server folder. **Supplemental requirements for multifamily dwellings for elderly and handicapped persons are saved in the server folder.				

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	North Salem	PD-CCR C	Planned Development-Continuing Care Retirement Community District	A minimum of 10% of the total number of proposed independent-living dwelling units and assisted/assistive-living rooms shall be provided as affordable units. Supplemental requirements for Planned Development - Continuing Care Retirement Community District are saved in the server folder. A minimum of 20% of the total number of proposed multifamily or medium-density single-family dwelling units shall be provided as affordable units. Staff housing is allowed as an accessory use in buildings that have permitted uses by right.				
Town	North Salem	NB	Neighborhood Business District					
Town	North Salem	GB	General Business District	*Multifamily dwellings are conditional uses. Multifamily dwellings containing all moderate-income dwelling units in accordance with the minimum floor area requirements list in the Moderate-Income Housing Regulations. These housing units may be for rental or sale. Moderate-Income Housing Regulations for the whole Town are saved in the server folder. These regulations include income eligibility, area requirements, maximum sales price of units, ownership of units, resale of units, maintenance and repair of units, maximum rent levels, etc. These include an eligibility priority list, residency requirement, occupancy standards and minimum floor area.				

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	North Salem	PO	Professional Office District	*Accessory apartments have specific restrictions throughout the Town. These restrictions are saved in the server folder. There also specific restrictions for accessory apartments above commercial establishments. These restrictions are saved in the server folder.				
Town	North Salem	RO	Research-Office District	*Accessory apartments have specific restrictions throughout the Town. These restrictions are saved in the server folder. There also specific restrictions for accessory apartments above commercial establishments. These restrictions are saved in the server folder.				
Town	North Salem	PD	Planned Development District	*Accessory apartments have specific restrictions throughout the Town. These restrictions are saved in the server folder. There also specific restrictions for accessory apartments above commercial establishments. These restrictions are saved in the server folder.				

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	North Salem	OHD	Overlay Historic District					

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES							
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit
Town	Ossining	R-40	One-Family Residence District			40,000 SF	As of Right	No	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-30	One-Family Residence District			30,000 SF	As of Right	No	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-20	One-Family Residence District			20,000 SF	As of Right	No	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-20A	One-Family Residence District			20,000 SF	As of Right	No	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-15	One-Family Residence District			15,000 SF	As of Right	No	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-10	One-Family Residence District			10,000 SF	As of Right	Special Use*	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-7.5	One-Family Residence District			7,500 SF	As of Right	Special Use*	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.
Town	Ossining	R-5	One-Family Residence District			5,000 SF	As of Right	Special Use*	No	No	No		**Special Permit	**Restrictions are located in a separate chapter of the code.

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES							
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit
Town	Ossining	MF	Multifamily District			Multiple DU and Row or Attached DU: Total: 40,000 SF/DU: 4,000 SF plus 1500 per bedroom	As of Right	Special Use*	Conditional Use**	Conditional Use**	Conditional Use**	Multi-family includes: 1)multiple dwelling: A building or portion thereof containing three or more dwelling units. 2)row or attached dwellings: A one-family dwelling with two common or party walls separating it from adjacent units on both sides		
Town	Ossining	MF-I	Multifamily-Inn District			Multiple DU and Row or Attached DU: Total: 40,000 SF/DU: 4,000 SF plus 1500 per bedroom	As of Right	Special Use*	Conditional Use**	Conditional Use**	Conditional Use**	Multi-family includes: 1)multiple dwelling: A building or portion thereof containing three or more dwelling units. 2)row or attached dwellings: A one-family dwelling with two common or party walls separating it from adjacent units on both sides		
Town	Ossining	NC	Neighborhood Commercial District	No		5,000 SF	No	No	No	No	No			
Town	Ossining	GB	General Business District			20,000 SF Multiple dwellings and row or attached dwellings: shall be on a lot at least one acre in size. Mixed Use: shall be on a lot at least 20,000 SF	No	No	Conditional Use	Conditional Use	Conditional Use			

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ FT)	PERMITTED USES							
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit
Town	Ossining	GB-1	General Business District-1	No		10,000 SF	No	No	No	No	No			
Town	Ossining	O-RB	Office-Research Business District	No		435,600 SF	No*	No	No	No	No			
Town	Ossining	O-RE	Office-Research Education District			435,600 SF	Yes	No*	No*	No*	No*			
Town	Ossining	BE	Business Education District	No		1,742,400 SF	No*	No*	No*	No*	No*			

T/C/V	Municipality	Zoning District	Name of District	Mixed Use Residential Component	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Town	Ossining	R-40	One-Family Residence District	No				NA	40 FT	20 FT/42 FT		18%		Per DU: 850	
Town	Ossining	R-30	One-Family Residence District	No				NA	35 FT	18 FT/38 FT		20%		Per d. u.: 850	
Town	Ossining	R-20	One-Family Residence District	No				NA	30 FT	16 FT/34 FT		22%		Per DU: 850	
Town	Ossining	R-20A	One-Family Residence District	No				NA	30 FT	16 FT/34 FT		22%		Per DU: 850	
Town	Ossining	R-15	One-Family Residence District	No				NA	30 FT	14 FT/30 FT		25%		Per DU: 850	
Town	Ossining	R-10	One-Family Residence District	No				NA	25 FT	12 FT/26 FT		27%		Per DU: 850	
Town	Ossining	R-7.5	One-Family Residence District	No				NA	25 FT	10 FT/22 FT		30%		Per DU: 750	
Town	Ossining	R-5	One-Family Residence District	No				NA	25 FT	8 FT/18 FT		30%		Per DU: 750	

T/C/V	Municipality	Zoning District	Name of District	Mixed Use Residential Component	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Town	Ossining	MF	Multifamily District	No			multiple dwelling and row or attached dwelling have separate regulations**	No	Multiple: 50 FT Row or Attached DU: 20 FT	Multiple: 50 FT/100 FT Row or Attached DU: 50/100 FT***		Multiple: 20% Row or attached DU: 20%		Multiple per DU: 400 for no-bedroom efficiency and 700 for 1 or more bedrooms. Row or attached dwelling.: 850	
Town	Ossining	MF-I	Multifamily-Inn District	No			multiple dwelling and row or attached dwelling have separate regulations**	No	Multiple: 50 FT Row or Attached DU: 20 FT	Multiple: 50 FT/100 FT Row or Attached DU: 50/100 FT***		Multiple: 20% Row or attached DU: 20%		Multiple per DU: 400 for no-bedroom efficiency and 700 for 1 or more bedrooms. Row or attached dwelling.: 850	
Town	Ossining	NC	Neighborhood Commercial District	No	NA	NA	NA	NA	30 FT	Regular side yard: none Side yard along any residence district boundary: 30 FT		30%		NA	
Town	Ossining	GB	General Business District	Yes, there are specific regulations for mixed use.** (i.e. dwelling units are not permitted in basement or cellar space)			multiple dwelling and row or attached dwelling have separate regulations	No	Nonresidential: 30 FT*** Multiple: 50 FT Row or Attached DU: 20 FT	Nonresidential: side yard: none Side yard along any residence boundary: 30 FT*** Multiple: 50 FT/100 FT Row or Attached DU: 50/100 FT*		Nonresidential: 30% Multiple: 20% Row or attached DU: 20%		For Multiple, Row or Attached and Mixed Use D. U.: Studio efficiency and one-bedroom DU: 850 Two-bedroom DU: 1,150 Three bedroom DU: 1450	

T/C/V	Municipality	Zoning District	Name of District	Mixed Use Residential Component	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Town	Ossining	GB-1	General Business District-1	No	NA	NA	NA	NA	30 FT	Regular side yard: none Side yard along any residence district boundary: 30 FT		30%			
Town	Ossining	O-RB	Office-Research Business District	No	NA	NA	NA	NA	100 FT	regular side yard: 100 FT side yard along any residence boundary: 200 FT		25%		NA	
Town	Ossining	O-RE	Office-Research Education District	No				NA	100 FT	regular side yard: 100 FT side yard along any residence boundary: 200 FT		25%			
Town	Ossining	BE	Business Education District	No				NA	100 FT	regular side yard: 100 FT side yard along any residence boundary: 150 FT		25%			

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Ossining	R-40	One-Family Residence District	There are maximum permitted impervious surface regulations for residential districts. ** Accessory Dwelling Units are allowed by special permit in single family homes. Regulations about these units are not in the zoning ordinance but are listed in a separate Chapter of the Code (Chapter 50) that saved in the folder on the server.	HUD is mentioned in the definition of a below market rate unit. This	No reference	No reference	No reference
Town	Ossining	R-30	One-Family Residence District					
Town	Ossining	R-20	One-Family Residence District					
Town	Ossining	R-20A	One-Family Residence District					
Town	Ossining	R-15	One-Family Residence District					
Town	Ossining	R-10	One-Family Residence District	*Conversion of an existing residential structure to a two-family dwelling requires: 750 SF per DU min. lot size of 10,000 SF				
Town	Ossining	R-7.5	One-Family Residence District	*Conversion of an existing residential structure to a two-family dwelling requires: 750 SF per DU min. lot size of 10,000 SF				
Town	Ossining	R-5	One-Family Residence District	*Conversion of an existing residential structure to a two-family dwelling requires: 750 SF per DU min. lot size of 10,000 SF				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Ossining	MF	Multifamily District	*Conversion of an existing residential structure to a two-family dwelling requires: 750 SF per DU min. lot size of 10,000 SF **Conditional permit for multiple dwellings and row or attached dwellings are permitted with requirements that are saved on the server. ***Applies only between buildings and side lot lines.				
Town	Ossining	MF-I	Multifamily-Inn District	*Conversion of an existing residential structure to a two-family dwelling requires: 750 SF per DU min. lot size of 10,000 SF; **Conditional permit for multiple dwellings and row or attached dwellings are permitted with requirements that are saved on the server. ***Applies only between buildings and side lot lines.				
Town	Ossining	NC	Neighborhood Commercial District					
Town	Ossining	GB	General Business District	*Applies only between buildings and side lot lines. **Specific regulations of this district are saved on the server. ***There are specific setback requirements for nonresidential uses that are contiguous to residentially used or residentially zoned lots.				

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Ossining	GB-1	General Business District-1					
Town	Ossining	O-RB	Office-Research Business District	*Residential dwelling units are prohibited except for those for use of bona fide caretakers or watchmen and their families. **Any parcel in the O-RB or O-RE District which has an area of 10 acres or more may be subdivided and subsequently sold or leased. These regulations are saved on the server.				
Town	Ossining	O-RE	Office-Research Education District	*The following accessory uses are allowed: 1) dormitory residence buildings ancillary to a training school 2) dwellings for use of caretakers, watchmen or other company or training school personnel and their families, provided that the same are set back at least 50 FT from any adjoining lot line.				
Town	Ossining	BE	Business Education District	*All residences are prohibited except for dormitory residence buildings and dwellings for the use of caretakers, watchmen or other training school personnel and their families, provided that the same are set back at least 50 FT from any adjoining lot line.				

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SF)	PERMITTED USES								
						Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ossining	S-125	Single-Family Residence District		15,000 SF	As of Right	No	No	No	No	A building or portion thereof containing three or more DUs.	no		No
Village	Ossining	S-100	Single-Family Residence District		10,000 SF	As of Right	No	No	No	No		no		No
Village	Ossining	S-75	Single-Family Residence District		7,500 SF	As of Right	No	No	No	No		no		No
Village	Ossining	S-50	Single-Family Residence District		5,000 SF	As of Right	No	No	No	No		no		No
Village	Ossining	T	Two-Family Residence District		7,500 SF	As of Right	Conditional Use	No	No	No		no		No
Village	Ossining	MF-1	Multi-Family Residence District		40,000 SF	As of Right	As of Right	As of Right	As of Right	As of Right		no		No
Village	Ossining	MF-2	Multi-family Residence District		40,000 SF	As of Right	As of Right	As of Right	As of Right	As of Right		no		No

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SF)	PERMITTED USES								
						Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ossining	PRD	Planned Residence District		NA	As of Right	As of Right	No	No	No		no		
Village	Ossining	P-O	Professional Office District		10,000 SF	As of Right	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*		No		Yes
Village	Ossining	O-R	Office-Research District	NO	87,120	No	No	No	No	No		No		No
Village	Ossining	HADD	Historical and Architectural Design and Historic Landmarks District (overlay)		Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*	Underlying District*		Underlying District*	Underlying District*	Underlying District*
Village	Ossining	PC	Planned Center District	No	87,120 SF	No	No	No	No	No		No		No
Village	Ossining	NC-1	Neighborhood Center District		NA	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*		No		Yes*

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SF)	PERMITTED USES								
						Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ossining	NC-2	Neighborhood Center District		NA	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*		No		Yes*
Village	Ossining	VC	Village Center District		NA	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*		No		Yes*
Village	Ossining	GB	General Business District	No	NA	No	No	No	No	No		No		No
Village	Ossining	CDD	Conservation Development District		87,120 SF	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*		no		
Village	Ossining	SP-N	Station Plaza North District		NA	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*	Conditional Use*		no		Yes*

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SF)	PERMITTED USES								
						Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ossining	SP-S	Station Plaza South District	No	43,560 SF	No	No	No	No	No		No		No
Village	Ossining	RDD	Riverfront Development District		40,000 SF	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*		no		Yes*
Village	Ossining	PW-a	Northern Waterfront Subdistrict		40,000 SF	Conditional Use*	Conditional Use	Conditional Use	Conditional Use	Conditional Use		no		Yes
Village	Ossining	PW-b	Central Waterfront-Transit Oriented Subdistrict		40,000 SF	Conditional Use	Conditional Use	Conditional Use	Conditional Use	Conditional Use		no		Yes

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	Minimum Lot Area (SF)	PERMITTED USES								
						Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Ossining	PW-c	Central Waterfront-Hillside Subdistrict		10,000 SF	Conditional Use	Conditional Use	Conditional Use	Conditional Use	Conditional Use		no		Yes
Village	Ossining	IR	Institutional/Redevelopment District		217,800 SF	Conditional Use	Conditional Use	Conditional Use	Conditional Use	Conditional Use		no		Yes
Village	Ossining	PWRD	Planned Waterfront and Railway Development District (overlay)		OVERLAY DISTRICT: minimum site area shall be three acres. This is a floating district.	Yes*	Yes*	Yes*	Yes	Yes*		no		Yes*

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Village	Ossining	S-125	Single-Family Residence District			No	NA	45 FT	30 FT/60 FT		20%		1,000 SF/DU	
Village	Ossining	S-100	Single-Family Residence District			No	NA	30 FT	20 FT/45 FT		25%		900 SF/DU	
Village	Ossining	S-75	Single-Family Residence District			No	NA	30 FT	12 FT/28 FT		30%		850 SF/DU	
Village	Ossining	S-50	Single-Family Residence District			No	NA	30 FT	8 FT/18 FT		30%		800 SF/DU	
Village	Ossining	T	Two-Family Residence District			No	NA	30 FT	12 FT/28 FT		30%		800 SF/DU	
Village	Ossining	MF-1	Multi-Family Residence District			Yes	No	40 FT	30 FT/60 FT		20%		450 (efficiency or studio), 600 (one-bedroom), 750 (two-bedroom unit), 250 additional for each additional bedroom	
Village	Ossining	MF-2	Multi-family Residence District			Yes	NA	40 FT	30 FT/60 FT		20%		450 (efficiency or studio), 600 (one-bedroom), 750 (two-bedroom unit), 250 additional for each additional bedroom	

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Village	Ossining	PRD	Planned Residence District			Yes	NA	20 FT if detached, 20 FT if two-family housing, 40 FT if attached housing(available only with incentives)	20 FT/45 FT if detached, 20 FT/45 FT if two-family housing, 20 FT/45 FT if attached housing (available only with incentives)	6 DUs per acre for detached, 6 DUs per acre for two-family housing, 6 DUs per acre up to 8 DUs per acre pursuant to §270-12.	30%		900 SF/DU for detached, 750 SF/DU for two-family housing, 600 SF/DU for attached housing(available only with incentives).	
Village	Ossining	P-O	Professional Office District			Yes* *		25 FT	10 FT/20 FT		25%		800 SF/DU (See comments section for information about conditional uses)*	
Village	Ossining	O-R	Office-Research District			No	NA	50 FT	50 FT (75 FT for lots abutting residential districts)		30%			
Village	Ossining	HADD	Historical and Architectural Design and Historic Landmarks District (overlay)			Underlying District*		Underlying District*	Underlying District*		Underlying District*		Underlying District*	
Village	Ossining	PC	Planned Center District			No		20 FT	20 FT for lots abutting residential districts		50%			
Village	Ossining	NC-1	Neighborhood Center District			No	No	10 FT	10 FT for lots abutting residential districts		40%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Village	Ossining	NC-2	Neighborhood Center District			No	No	15 FT max. front yard setback	10 FT for lots abutting residential districts		50%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	VC	Village Center District			No	No	10 FT max. front yard setback	NA		100%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	GB	General Business District			No		15 FT	10 FT		50%			
Village	Ossining	CDD	Conservation Development District					NA	NA	6 DUs per acre up to 8 DUs per acre pursuant to §270-19*	30%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	SP-N	Station Plaza North District			No	No	10 FT max. front yard setback	NA		100%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Village	Ossining	SP-S	Station Plaza South District			No	NA	NA	NA		70%			
Village	Ossining	RDD	Riverfront Development District					NA	NA	16 DUs per acre pursuant to §270-22	50%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	PW-a	Northern Waterfront Subdistrict					NA	NA	15 DUs per acre pursuant to §270-23*, Special permit application required for: Baseline density 22 DUs per acre up to 32 DUs per acre pursuant to §270-23*	40%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	PW-b	Central Waterfront-Transit Oriented Subdistrict					NA	NA	15 DUs per acre pursuant to §270-23*, Special permit application required for: Baseline density 22 DUs per acre up to 32 DUs per acre pursuant to §270-23*	40%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	

Municipal Zoning Analysis

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback (FT)	Side Yard Setback (FT)	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling (SF)	F.A.R.
Village	Ossining	PW-c	Central Waterfront-Hillside Subdistrict					15 FT	10 FT	15 DUs per acre pursuant to §270-23*, Special permit application required for: Baseline density 22 DUs per acre up to 32 DUs per acre pursuant to §270-23*	50%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	IR	Institutional/Redevelopment District					NA	NA	15 DUs per acre up to 20 DUs per acre pursuant to §270-24*	40%		450 SF/DU for efficiency or studio unit, 600 SF for a one-bedroom unit, 750 SF for a two-bedroom unit and 250 additional SF for each additional bedroom in DUs with three or more bedrooms.	
Village	Ossining	PWRD	Planned Waterfront and Railway Development District (overlay)	three bedrooms per unit						48 DUs per acre				1.5 (ratio of floor area of principal buildings, excluding any parking structures an/or mechanical/utility areas, to total land area of site)

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Ossining	S-125	Single-Family Residence District	The Village of Ossining has specific Affordable Housing Law in Chapter 62 of its code. An applicant for a residential use in districts must provide affordable housing as pursuant to this law.	None	None	None	None
Village	Ossining	S-100	Single-Family Residence District					
Village	Ossining	S-75	Single-Family Residence District					
Village	Ossining	S-50	Single-Family Residence District					
Village	Ossining	T	Two-Family Residence District					
Village	Ossining	MF-1	Multi-Family Residence District					
Village	Ossining	MF-2	Multi-family Residence District					

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Ossining	PRD	Planned Residence District	All PRD developments shall have an area of not less than three acres undivided by an existing public street. If DUs are attached, there shall be a minimum of two and maximum of six DUs per structure. The Planning Board may allow a greater number of DUs within a structure upon a finding that it will have a significant impact on the neighborhood or environment. The Planning Board can offer density bonuses for amenities provided by a development.				
Village	Ossining	P-O	Professional Office District	Conditional uses that are residential shall have the following min. habitable floor area requirements for each DU: 450 square FT for an efficiency or studio unit, 600 square FT for a one-bedroom unit, 750 SF for a two-bedroom unit, and 250 additional SF for each additional bedroom in DUs with three or more bedrooms; *(single-family attached), Conditional Use (two-family attached)				
Village	Ossining	O-R	Office-Research District					
Village	Ossining	HADD	Historical and Architectural Design and Historic Landmarks District (overlay)	*Specific overlay regulations are saved in the server folder.				
Village	Ossining	PC	Planned Center District					
Village	Ossining	NC-1	Neighborhood Center District	*Residential dwellings DUs shall only be permitted above nonresidential uses. No part of any residential unit shall be located on the ground floor, partially below ground or in a basement.				

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Ossining	NC-2	Neighborhood Center District	*Residential dwellings DUs shall only be permitted above nonresidential uses. No part of any residential unit shall be located on the ground floor, partially below ground or in a basement.				
Village	Ossining	VC	Village Center District	*Residential dwellings DUs shall only be permitted above nonresidential uses. No part of any residential unit shall be located on the ground floor, partially below ground or in a basement.				
Village	Ossining	GB	General Business District					
Village	Ossining	CDD	Conservation Development District	*Bedroom mix requirements: one-bedroom DUs or studios: 10% of total DUs, two-bedroom DUs: 20% of total DUs, three-bedroom DUs: 10% of total DUs.				
Village	Ossining	SP-N	Station Plaza North District	*Residential DUs shall only be permitted above nonresidential uses. No part of any residential unit shall be located on the ground floor or in a basement.				

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Ossining	SP-S	Station Plaza South District					
Village	Ossining	RDD	Riverfront Development District	*The Planned Waterfront and Railway Development (PWRD) Overlay is located in the RDD. RDD regulations (which include PWRD regulations) are saved in the server folder.				
Village	Ossining	PW-a	Northern Waterfront Subdistrict	*Bedroom mix requirements: one-bedroom DUs or studios: 10% of total DUs, two-bedroom DUs: 20% of total DUs, three-bedroom DUs: 10% of total DUs.				
Village	Ossining	PW-b	Central Waterfront-Transit Oriented Subdistrict	*Bedroom mix requirements: one-bedroom DUs or studios: 10% of total DUs, two-bedroom DUs: 20% of total DUs, three-bedroom DUs: 10% of total DUs.				

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Ossining	PW-c	Central Waterfront-Hillside Subdistrict	*Bedroom mix requirements: one-bedroom DUs or studios: 10% of total DUs, two-bedroom DUs: 20% of total DUs, three-bedroom DUs: 10% of total DUs.				
Village	Ossining	IR	Institutional/Redevelopment District	*Bedroom mix requirements: one-bedroom DUs or studios: 10% of total DUs, two-bedroom DUs: 20% of total DUs, three-bedroom DUs: 10% of total DUs.				
Village	Ossining	PWRD	Planned Waterfront and Railway Development District (overlay)	The site development plan for the PWRD should provide for a mix of the uses listed in Subsection H(2)(d), in any ratio, provided that a minimum of 50% and a maximum of 97% of the building area shall be residential. At least 10% of any residential DUs must be set aside as affordable housing DUs. PWRD regulations are listed in the RDD regulations that are saved in the server folder. *PWRD use is granted by the Village Board by a special use permit.				

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Peekskill	R-1A	One-Family Residence District		Yes	7,500 SF; 43,560 SF for houses of worship	As of Right	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	R-1B	One-Family Residence District		Yes	6,000 SF; 43,560 SF for houses of worship	As of Right	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	R-1C	One-Family Residence District		Yes	5,000 SF; 43,560 SF for houses of worship	As of Right	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	R-2	One- and Two-Family Residence District		Yes	6,000 SF Single-Family DU, 7,500 Two-Family DU; 43,560 SF for houses of worship	As of Right	Special Use	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	R-3	One-, Two-, and Three-Family Residence District		Yes	6,000 SF Single-Family DU, 7,500 Two-Family DU, 10,000 SF Three-Family DU; 43,560 SF for houses of worship	As of Right	Special Use	Special Use	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	R-4	Low-Density Multiple Residence District		Yes	6,000 SF Single-Family DU, 7,500 Two-Family DU, 10,000 SF Three-Family DU, 10,000 SF Townhouses; At least 5,000 SF required per DU; 43,560 SF for houses of worship; 87,120 SF for congregare care/nursing home facilities for seniors; 217,800 SF for schools	As of Right	Special Use	Special Use	As of Right	As of Right	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Peekskill	R-5	Medium-Density Multiple Residence District		Yes	6,000 SF Single-Family DU, 7,500 Two-Family DU, 10,000 SF Three-Family DU, 10,000 SF Townhouses; At least 4,000 SF required per DU for sites more than 5 acres and 6,000 SF required per DU for sites less than 5 acres; 43,560 SF for houses of worship; 87,120 SF for congregare care/nursing home facilities for seniors; 217,800 SF for schools	As of Right	Special Use	Special Use	As of Right	As of Right	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	R-6	Central Multiple Residence District		Yes	20,000 SF, At least 2,000 SF required per DU ; 25,000 SF for Townhouse developments with bonus density; 43,560 SF for houses of worship; 87,120 SF for congregare care/nursing home facilities for seniors; 217,800 SF for schools	As of Right	Special Use	Special Use	As of Right	As of Right	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	C-1	Shopping Center District	No	Yes	217,800 SF	No	No	No	No	No	NA	No	NA	No
City	Peekskill	C-1A	Shopping Center District - Limited District	No	Yes	130,680 SF	No	No	No	No	No	NA	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Peekskill	C-2	Central Commercial District		Yes	350SF per DU for senior citizen housing; none for others	As of Right*	As of Right*	As of Right*	As of Right*	As of Right*	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	Yes***
City	Peekskill	C-3	General Commercial District		Yes	7,000 SF for laundromats; 10,000SF otherwise and 750SF per DU for mixed-use residential buildings	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	Yes**	**Guest suites for the sole use of the residents of the mixed-use residential building.	*Yes, only way residential use is allowed
City	Peekskill	C-4	Neighborhood Commercial District		Yes	5,000 SF, 10,000SF and 750SF per DU for mixed-use residential buildings; 43,560 SF for houses of worship	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	Yes**	**Guest suites for the sole use of the residents of the mixed-use residential building.	*Yes, only way residential use is allowed
City	Peekskill	M-1	Light Industrial District	No	Yes	20,000 SF; 1,000 SF shall be provided for each guest room in hotels and motels, 700 SF shall be provided for each guest room in LEED certified hotels and motels	No	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Peekskill	M-2	General Industrial District	No	Yes	43,560 SF; 1,000 SF shall be provided for each guest room in hotels and motels, 700 SF shall be provided for each guest room in LEED certified hotels and motels	No	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	M-2A	Design Industrial District	No	Yes	43,560 SF; 1,000 SF shall be provided for each guest room in hotels and motels, 700 SF shall be provided for each guest room in LEED certified hotels and motels	No	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	M-3	Industrial Park District	No	Yes	43,560 SF; 1,000 SF shall be provided for each guest room in hotels and motels, 700 SF shall be provided for each guest room in LEED certified hotels and motels	No	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	Special Use*	*Self-storage warehouse facilities of 25,000 FT or more may be permitted by special permit of the Common Council to	Yes*
City	Peekskill	PCD	Planned Commercial Development District	No	Yes	120,000 square FT	No	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	PRD	Planned Residential Development District		Yes	7,500 SF	As of Right	As of Right*, Special Use**,***	As of Right*, Special Use**,***	As of Right*, Special Use**,***	As of Right*, Special Use**,***	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Peekskill	WF-1	Waterfront District Water Adjacent	No	Yes	1,000 SF shall be provided for each guest room in hotels and motels, 700 SF shall be provided for each guest room in LEED certified hotels and motels	No	No	No	No	No	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No
City	Peekskill	WF-2	Waterfront District Inland		Yes	43,560 for houses of worship; otherwise not specified	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	Yes
City	Peekskill	WF-PRD	Waterfront District Planned Residential Development		Yes	6,000 square FT for singe-family (as in R-1B)	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	Multiple dwelling identified as a building or portion thereof containing three or more DUs.	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback
City	Peekskill	R-1A	One-Family Residence District	Not specified	Not specified	Not specified	NA	25 FT; greater of 50 FT or 1/2 building height for houses of worship	10 FT, 22 FT at least one side when no garage on-site; 30 FT/10 FT on corner lots, 22 FT lessor side if no garage on-site; greater or 15 FT of 1/2 building height for houses of worship
City	Peekskill	R-1B	One-Family Residence District	Not specified	Not specified	Not specified	NA	25 FT; greater 50 FT or 1/2 building height for houses of worship	6 FT/15 FT, 18 FT one side when no garage on-site; 6 FT. 18 FT lessor side in no garage on-site; greater of 15 FT or 1/2 building height for houses of worship
City	Peekskill	R-1C	One-Family Residence District	Not specified	Not specified	Not specified	NA	25 FT; greater 50 FT or 1/2 building height for houses of worship	6 FT/15 FT, 18 FT one side when no garage on-site; 6 FT. 18 FT lessor side in no garage on-site; greater 50 FT or 1/2 building height for houses of worship
City	Peekskill	R-2	One- and Two-Family Residence District	Not specified	Not specified	Not specified	NA	25 FT; greater 50 FT or 1/2 building height for houses of worship	6 FT/15 FT, 18 FT one side when no garage on-site; 6 FT. 18 FT lessor side in no garage on-site; greater of 15 FT or 1/2 building height for houses of worship
City	Peekskill	R-3	One-, Two-, and Three-Family Residence District	Not specified	Not specified	Not specified	No	25 FT; greater of 50 FT or 1/2 building height for houses of worship	6 FT/15 FT, 18 FT one side when no garage on-site; 6 FT. 18 FT lessor side in no garage on-site; greater of 15 FT or 1/2 building height for houses of worship
City	Peekskill	R-4	Low-Density Multiple Residence District	Not specified	Not specified	Mentioned, no zero lot line mentioned	Townhouse limited to 1,800 SF, 8 townhouse units per 43,560 SF	30 FT, Front and Rear Yards may vary 25% to increase flexibility on townhouses; greater of 50 FT or 1/2 building height for houses of worship and schools; greater of 50 FT or twice height for congregare care/nursing home facilities for seniors	20 FT; 20 FT between groups of townhouses; greater of 15 FT or 1/2 building height for houses of worship and schools; greater of 50 FT or twice height for congregare care/nursing home facilities for seniors

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback
City	Peekskill	R-5	Medium-Density Multiple Residence District	Not specified	Not specified	Mentioned, no zero lot line mentioned	Townhouse limited to 1,800 SF, 8 townhouse units per 43,560 SF	25 FT, Front and Rear Yards may vary 25% to increase flexibility on townhouses; greater of 50 FT or 1/2 building height for houses of worship and schools; greater of 50 FT or twice height for congregare care/nursing home facilities for seniors	Greater of 12 FT or 1/2 Height of Building Wall facing yard; 20 FT between groups of townhouses; greater of 15 FT or 1/2 building height for houses of worship and schools; greater of 50 FT or twice height for congregare care/nursing home facilities for seniors
City	Peekskill	R-6	Central Multiple Residence District	Affordable units must have at least one bedroom; market rate units in affordable developments must have at least one bedroom	Affordable units may have up to three bedrooms per proportion approved by Common Council; market rate units in affordable developments are limited to two bedrooms maximum	Mentioned, zero FT allowed on side yards, bonus provision for affordable townhouse developments, see PKS Note 1 in server file.	Townhouse limited to 1,800 SF, 8 townhouse units per 43,560 SF; 16 townhouse units per 43,560 SF for townhouse developments subject to bonus provision	Greater of 25 FT or 1/3 the height of any building wall; For townhomes with bonus provision 10 FT; greater of 15 FT or 1/2 building height for houses of worship and schools; greater of 50 FT or twice height for congregare care/nursing home facilities for seniors, however when adjacent to similar land use only 50FT from building on one lot to another	Greater of 12 FT or 1/2 height of wall for buildings up to 36 FT, Over 36 FT 25 FT plus 1/4 height of the walls facing the lot line; 20 FT required between townhouse groups, but non on side yard for Townhouse developments with bonus provision; greater of 15 FT or 1/2 building height for houses of worship and schools; greater of 50 FT or twice height for congregare care/nursing home facilities for seniors, however when adjacent to similar land use only 50FT from building on one lot to another
City	Peekskill	C-1	Shopping Center District	NA	NA	NA	NA	100 FT	50 FT
City	Peekskill	C-1A	Shopping Center District - Limited District	NA	NA	NA	NA	50 FT	30 FT

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback
City	Peekskill	C-2	Central Commercial District	No more than 5% of total senior apartments may be as large as two-bedroom size, otherwise units must be efficiency or one-bedroom units, no mazimum for art lofts, however residential area of art lofts may not exceed 600 SF.	Effiency or one-bedroom for senior apartments, not specified for art lofts, however residential area of art lofts may not exceed 600 SF.	Not specified	Must be art lofts	None, but if one provided a mimimum of 6 FT is required	None, but if one provided a minimum of 6 FT is required
City	Peekskill	C-3	General Commercial District	None	20% may be effeciency units	No	Must be part of mixed-use structure	10FT; 10 FT max in mixed use projects at property lines, except facing Brown Street which is 25 FT	15 FT for special uses abutting a residential property line; 10 FT max in mixed use projects at property lines, except facing Brown Street which is 25 FT; otherwise none is required, however if provided side yard must be 6 FT min; other uses abutting residence district bounday 30FT
City	Peekskill	C-4	Neighborhood Commercial District	None	20% may be effeciency units	No	Must be part of mixed-use structure	10FT; 10 FT max in mixed use projects at property lines, except facing Brown Street which is 25 FT; greater of 50 FT or 1/2 building height for houses of worship	20FT; 10 FT max in mixed use projects at property lines, except facing Brown Street which is 25 FT; greater of 15 FT or 1/2 building height for houses of worship
City	Peekskill	M-1	Light Industrial District	NA	NA	NA	NA	30 FT to any street line, 25 FT to any other property line, 100 FT from any residence district boundary	30 FT to any street line, 25 FT to any other property line, 100 ft from any residence district boundary

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback
City	Peekskill	M-2	General Industrial District	NA	NA	NA	NA	30FT	30 FT to any street line, otherwise not required, but must be at least 6FT if one is planned, 100 ft from any residence district boundary
City	Peekskill	M-2A	Design Industrial District	NA	NA	NA	NA	50 FT	10 FT; 50FT from a street line if side yard faces street
City	Peekskill	M-3	Industrial Park District	NA	NA	NA	NA	50FT	25FT; 50FT from a street line if side yard faces street, 100 FT from any residence district boundary
City	Peekskill	PCD	Planned Commercial Development District	NA	NA	NA	NA	100FT; 125 FT from any residence district boundary	100 FT; 125 FT from any residence district boundary
City	Peekskill	PRD	Planned Residential Development District	Not specified	Not specified	Not specified	No	25 FT, **For special uses see PKS Note 5 for additional requirements	10 FT, 22 FT at least one side when no garage on-site; 30 FT/10 FT on corner lots, 22 FT lessor side if no garage on-site, **For special uses see PKS Note 5 for additional requirements

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback
City	Peekskill	WF-1	Waterfront District Water Adjacent	NA	NA	NA	NA	100 FT from water's edge	Not specified
City	Peekskill	WF-2	Waterfront District Inland	Not specified	Not specified	Mentioned, no zero lot line mentioned	No	10 FT, except for South Street, Union Avenue, and Depew Street, where buildings may be built up to road right-of-way; greater of 50 FT or 1/2 building height for houses of worship	None, but if one provided a minimum of 10 FT is required; greater of 15 FT or 1/2 building height for houses of worship and schools
City	Peekskill	WF-PRD	Waterfront District Planned Residential Development	Not specified	Not specified	Mentioned, no zero lot line mentioned	No	25 FT (as in R-1B) for single-family, otherwise 10 FT, except for South Street, Union Avenue, and Depew Street, where buildings may be built up to road right-of-way.	10 FT (as in R-1B), otherwise none but if one provided a minimum of 10 FT is required.

T/C/N	Municipality	Zoning District	Name of District	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Peekskill	R-1A	One-Family Residence District	Not specified	30%; 20% for houses of worship	60% for houses of worship; otherwise not specified	1,200 SF	Not specified
City	Peekskill	R-1B	One-Family Residence District	Not specified	40%; 20% for houses of worship	60% for houses of worship; otherwise not specified	1,200 SF	Not specified
City	Peekskill	R-1C	One-Family Residence District	Not specified	40%; 20% for houses of worship	60% for houses of worship; otherwise not specified	1,200 SF	Not specified
City	Peekskill	R-2	One- and Two-Family Residence District	Not specified	40%; 20% for houses of worship	60% for houses of worship; otherwise not specified	1,000 SF	Not specified
City	Peekskill	R-3	One-, Two-, and Three-Family Residence District	Not specified	40%; 20% for houses of worship	60% for houses of worship; otherwise not specified	1,000 SF One-Family Houses, 600 SF Two- and Three-Family Houses	Not specified
City	Peekskill	R-4	Low-Density Multiple Residence District	1.5 patient beds or 15 DUs per acre or prorated combination for congregare care/nursing home facilities for seniors; otherwise not specified	25%; 20% for houses of worship and schools;	60% for houses of worship; 50% for ongregare care/nursing home facilities for seniors and schools; otherwise not specified	1,000 SF One-Family Houses, 600 SF Two-, Three- and Four-Family Houses	0.6

T/C/N	Municipality	Zoning District	Name of District	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Peekskill	R-5	Medium-Density Multiple Residence District	1.5 patient beds or one DU or a prorated combination of the above per 2,000 square feet of land area for congregare care/nursing home facilities for seniors; otherwise not specified	25%; 20% for houses of worship and schools;	40% for houses of worship; 50% for ongregare care/nursing home facilities for seniors and schools; otherwise not specified	1,000 SF One-Family Houses, 600 SF Two-, Three- and Four-Family Houses	1.5
City	Peekskill	R-6	Central Multiple Residence District	1.5 patient beds or one DU or a prorated combination of the above per 2,000 square feet of land area, subject to the bonus density credits set forth in Subsection B(1)(a)[8] herein. A superintendent's unit limited to single-person occupancy shall not be counted towards the maximum permitted density for congregare care/nursing home facilities for seniors, bonus density possible with additional prvisions; 8 townhouse units per acre with bonus provisions; otherwise not specified	25%; 20% for houses of worship and schools; 5% additional for certain parking provisions (See PKS Note 6) subject to board approval, 10% additional if 80% of dwellings will be housed in four stories or less, 65% for townhouse developments subject to the bonus provision; (ADD LIINK TO PARKING PROVISIONS)	50% for houses of worship, ongregare care/nursing home facilities for seniors and schools; otherwise not specified	1,000 SF One-Family Houses, 600 SF Two-, Three- and Four-Family Houses; for Townhouses under the bonus provision one-bedroom 900SF, two-bedroom 1,100 SF, three-bedroom 1,300 SF.	1.5
City	Peekskill	C-1	Shopping Center District	Not specified	20%	Not specified	NA	0.5
City	Peekskill	C-1A	Shopping Center District - Limited District	Not specified	20%	Not specified	NA	0.5

T/C/N	Municipality	Zoning District	Name of District	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Peekskill	C-2	Central Commercial District	Not specified	90%	90%	800 SF Art Lofts, 30% devoted to residential space (240SF);	2.5, for each reduction of 5% in coverage, an additional 0.1 of FAR shall be permitted up to a maximum of two
City	Peekskill	C-3	General Commercial District	Not specified	90% mixed-use; 70% otherwise	90% mixed use; 70%	For lot sizes 10,000SF-19,999SF: 20% of units may be Studio/1BR with 700SF and 80% 1BR 900SF, 2BR 1,200 SF and 3BR 1,500SF; for lot sizes 20,000 and up 20% of units may be Studio/1BR 800SF and 80% 1BR 1,100 SF, 2BR 1,300 SF and 3BR 1,500 SF	1.4
City	Peekskill	C-4	Neighborhood Commercial District	Not specified	80%; 20% for houses of worship	60% for houses of worship; otherwise not specified	For lot sizes 10,000SF-19,999SF: 20% of units may be Studio/1BR with 700SF and 80% 1BR 900SF, 2BR 1,200 SF and 3BR 1,500SF; for lot sizes 20,000 and up 20% of units may be Studio/1BR 800SF and 80% 1BR 1,100 SF, 2BR 1,300 SF and 3BR 1,500 SF	1
City	Peekskill	M-1	Light Industrial District	Not specified	40%	Not specified	NA	0.8; .75 for hotels and motels; 1.2 for LEED certified hotels and motels

T/C/N	Municipality	Zoning District	Name of District	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Peekskill	M-2	General Industrial District	Not specified	60%	60%	NA	0.8; .75 for hotels and motels; 1.2 for LEED certified hotels and motels
City	Peekskill	M-2A	Design Industrial District	Not specified	60%	Not specified	NA	1.2; .75 for hotels and motels; 1.2 for LEED certified hotels and motels
City	Peekskill	M-3	Industrial Park District	Not specified	50%	50%	Not specified	1; .75 for hotels and motels; 1.2 for LEED certified hotels and motels
City	Peekskill	PCD	Planned Commercial Development District	Not specified	20%	20%	NA	0.4; .75 for hotels and motels; 1.2 for LEED certified hotels and motels
City	Peekskill	PRD	Planned Residential Development District	***For Special Uses whole parcel shall not exceed 9 DUs per 43,560 SF of net parcel acreage (see PKS Note 5); maximum densities by Dwelling type: Single-Family Detached-5 DU/acre, Semi-detached-6DU/acre, Attached-7DU/acre, Garden Apartments-10DU/acre, Mid-rise Apartments-25DU/acre	Not specified	Not specified	1,000 SF One-Family Houses, 600 SF Two-, Three- and Four-Family Houses	Not Specified

T/C/N	Municipality	Zoning District	Name of District	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Peekskill	WF-1	Waterfront District Water Adjacent	Not specified	Not specified	Not specified	NA	.75 for hotels and motels; 1.2 for LEED certified hotels and motels
City	Peekskill	WF-2	Waterfront District Inland	Not specified	20% for houses of worship; otherwise not specified	50% for houses of worship; otherwise not specified	1,000 SF per unit in developments containing more than 5 units; artist lofts; 800 SF Art Lofts	Not specified
City	Peekskill	WF-PRD	Waterfront District Planned Residential Development	Whole parcel shall not exceed 9 DUs per 43,560 SF of net parcel acreage, bonus of up to 11 DUs per (see PKS Note 7) 43,560 SF possible; Townhouses: 7 units/acre; Garden Apartments: 15 units/acre; Mid-rise apartments: 22 units/acre. Overall gross density of site or assemblage of site shall not exceed 9 units/acre.	40% (as in R-1B), otherwise not specified	Not specified	1,200 SF single-family (as in R-1B), 600 SF Two-, Three- and Four-Family Houses	.75 for hotels and motels; 1.2 for LEED certified hotels and motels, otherwise not specified

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Peekskill	R-1A	One-Family Residence District		No	No	No	No
City	Peekskill	R-1B	One-Family Residence District		No	No	No	No
City	Peekskill	R-1C	One-Family Residence District		No	No	No	No
City	Peekskill	R-2	One- and Two-Family Residence District		No	No	No	No
City	Peekskill	R-3	One-, Two-, and Three-Family Residence District		No	No	No	No
City	Peekskill	R-4	Low-Density Multiple Residence District		No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Peekskill	R-5	Medium-Density Multiple Residence District		No	No	No	No
City	Peekskill	R-6	Central Multiple Residence District		No	No	No	No
City	Peekskill	C-1	Shopping Center District		No	No	No	No
City	Peekskill	C-1A	Shopping Center District - Limited District		No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Peekskill	C-2	Central Commercial District	*One building containing four or fewer art lofts, subject to the development standards outlined in § 575-33B(3)(b) and (c). (575-33) (PKS Note3), **Five or more Artist lofts with development standards (PKS Note 3), Senior Citizen Housing with restrictions (PKS Note 4), ***Mixed use consists of Artist Lofts only	No	No	No	No
City	Peekskill	C-3	General Commercial District	All residential components are governed my mixed use provisions, which further limits commercial uses see (PKS Note 2)	No	No	No	No
City	Peekskill	C-4	Neighborhood Commercial District	All residential components are governed my mixed use provisions, which further limits commercial uses see (PKS Note 2)	No	No	No	No
City	Peekskill	M-1	Light Industrial District		No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Peekskill	M-2	General Industrial District		No	No	No	No
City	Peekskill	M-2A	Design Industrial District		No	No	No	No
City	Peekskill	M-3	Industrial Park District		No	No	No	No
City	Peekskill	PCD	Planned Commercial Development District		No	No	No	No
City	Peekskill	PRD	Planned Residential Development District	*As of Right is only permitted when following clustertering standards, see PKS Note 6, **Structures within the district are subject to setbacks from district boundaries as per below in addition to side/front yard setbacks: Single-Family Detached 50 FT, Single-Family Semi-Detached 100 FT, Attached 150 FT, Garden Apartment 250 FT, Mid-Rised Apartment 400 FT.	No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Peekskill	WF-1	Waterfront District Water Adjacent		No	No	No	No
City	Peekskill	WF-2	Waterfront District Inland	*DUs, whether attached or semi-attached, including townhouse, garden apartment, and mid-rise apartment configurations, in accordance with the requirements of the WF Zoning District. (575-43)	No	No	No	No
City	Peekskill	WF-PRD	Waterfront District Planned Residential Development	*DUs, whether attached or semi-attached, including townhouse, garden apartment, and mid-rise apartment configurations, in accordance with the requirements of the WF Zoning District. (575-43)	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	Permitted Land Use								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pelham	A-1	Detached Single Family		N/A	10,000	As of Right	No	No	No	No	N/A	No	N/A	No
Village	Pelham	A-2	Detached Single Family		N/A	6,000	As of Right	No	No	No	No	N/A	No	N/A	No
Village	Pelham	A-3	Detached Single-Family		N/A	5,000	As of Right	No	No	No	No	N/A	No	N/A	No
Village	Pelham	B-1	Detached and Semi-Detached Single-Family		N/A	5,000	As of Right	As of Right	No	No	No	N/A	No	N/A	No
Village	Pelham	B-2	Detached Single and Two-Family		N/A	5,000	As of Right	As of Right	No	No	No	N/A	No	N/A	No
Village	Pelham	M	Detached Single and Two-Family and Multifamily Houses		N/A	10,000	As of Right	As of Right	As of Right	As of Right	As of Right	A building arranged, intended or designed to be occupied by three or more families living independently of each other as separate housekeeping units, or by two or more families above the first story so living.	No	N/A	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	Permitted Land Use								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pelham	M-1	Detached Single- and Two-Family and Multifamily		N/A	10,000	As of Right	As of Right	As of Right	As of Right	As of Right	A building arranged, intended or designed to be occupied by three or more families living independently of each other as separate housekeeping units, or by two or more families above the first story so living.	No	N/A	No
Village	Pelham	O-1	Office buildings	NO	N/A	40,000	No	No	No	No	No	N/A	No	N/A	No mixed use
Village	Pelham	O-2	Single- and Two-Family and Restricted Office Uses		N/A	40,000	As of Right	As of Right	No	No	No	N/A	No	N/A	No
Village	Pelham	Business-1	Restricted Retail Uses		N/A	5,000 unless on a corner lot, in which case 2,500	As of Right	As of Right	As of Right	As of Right	As of Right	A building arranged, intended or designed to be occupied by three or more families living independently of each other as separate housekeeping units, or by two or more families above the first story so living.	No	N/A	Permitted: Building containing residential and nonresidential uses, provided that nonresidential uses shall be confined to the first or second story, shall be provided with access to the street that is separate from that of any residential uses in the same building, and shall not have access to the residential uses.

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	Permitted Land Use								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pelham	Business-2	General Retail Uses and Multifamily		N/A	5,000 unless on a corner lot, in which case 2,500	As of Right	As of Right	As of Right	As of Right	As of Right	A building arranged, intended or designed to be occupied by three or more families living independently of each other as separate housekeeping units, or by two or more families above the first story so living.	No	N/A	Permitted: Building containing residential and nonresidential uses, provided that nonresidential uses shall be confined to the first or second story, shall be provided with access to the street that is separate from that of any residential uses in the same building, and shall not have access to the residential uses.
Village	Pelham	Business-3	General Retail, Service and Restricted Industrial Uses		N/A	5,000 unless on a corner lot, in which case 2,500	As of Right	As of Right	No	No	No	N/A	No	N/A	Permitted: Building containing residential and nonresidential uses, provided that nonresidential uses shall be confined to the first or second story, shall be provided with access to the street that is separate from that of any residential uses in the same building, and shall not have access to the residential uses.

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Pelham	A-1	Detached Single Family	N/A	N/A	Not permitted	Not permitted	30 FT	10 FT/25 FT	N/A	30%	N/A	900 sq for 2 or less bedrooms; 1,000 for 3; 1,100 for 4; 1,300 for 5 or more.	35%
Village	Pelham	A-2	Detached Single Family	N/A	N/A	Not permitted	Not permitted	25 FT	7 FT/22 FT	N/A	40%	N/A	900 sq for 2 or less bedrooms; 1,000 for 3; 1,100 for 4; 1,300 for 5 or more.	40%
Village	Pelham	A-3	Detached Single-Family	N/A	N/A	Not permitted	Not permitted	20 FT	6 FT/16 FT	N/A	40%	N/A	900 sq for 2 or less bedrooms; 1,000 for 3; 1,100 for 4; 1,300 for 5 or more.	40%
Village	Pelham	B-1	Detached and Semi-Detached Single-Family	N/A	N/A	Semidetached DU for not more than two families permitted as a principal use as of right	Not permitted	20 FT	5 FT/15 FT	N/A	40%	N/A	Same as A districts for 1-family. 2-family: 900 for 2 or less bedrooms; 1000 for 3 or more.	45%
Village	Pelham	B-2	Detached Single and Two-Family	N/A	N/A	Two-family DU permitted as a principal use as of right	Not permitted	20 FT	6 FT/16 FT	N/A	50%	N/A	Same as A districts for 1-family. 2-family: 900 for 2 or less bedrooms; 1000 for 3 or more.	45%
Village	Pelham	M	Detached Single and Two-Family and Multifamily Houses	N/A	N/A	N/A	N/A	20 FT	20 FT/40 FT	N/A	30%	N/A	Same as A districts for 1-family and B districts for 2-family. Multifamily: 500 for studio; 600 for 1 bedroom; 750 for 2 bedrooms; 900 for 3 or more.	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Pelham	M-1	Detached Single- and Two-Family and Multifamily	N/A	N/A	N/A	N/A	N/A	20 FT	N/A	37% "at the elevation of the lowest floor of any residential structure on the same lot," no restriction below	N/A	Same as A districts for 1-family and B districts for 2-family. Multifamily: 500 for studio; 600 for 1 bedroom; 750 for 2 bedrooms; 900 for 3 or more.	N/A
Village	Pelham	O-1	Office buildings	N/A	N/A	Not permitted	Not permitted	N/A	40 FT/80 FT	N/A	30%	N/A	N/A	N/A
Village	Pelham	O-2	Single- and Two-Family and Restricted Office Uses	N/A	N/A	Two-family DU permitted as a principal use as of right	N/A	20 FT	6 FT/16 FT	N/A	50%	N/A	Same as A districts for 1-family. 2-family: 900 for 2 or less bedrooms; 1000 for 3 or more.	45%
Village	Pelham	Business-1	Restricted Retail Uses	N/A	N/A	Semidetached DU for not more than two families permitted as a principal use as of right	N/A	4 FT for multifamily, 10 FT for single or two	No Requirement	Height - 40 FT	70%	N/A	Same as A districts for 1-family and B districts for 2-family. Multifamily: 500 for studio; 600 for 1 bedroom; 750 for 2 bedrooms; 900 for 3 or more.	45%

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Pelham	Business-2	General Retail Uses and Multifamily	N/A	N/A	Semidetached DU for not more than two families permitted as a principal use as of right	N/A	4 FT for multifamily, 10 FT for single or two	No Requirement	Height - 48 FT	70%	N/A	Same as A districts for 1-family and B districts for 2-family. Multifamily: 500 for studio; 600 for 1 bedroom; 750 for 2 bedrooms; 900 for 3 or more.	45%
Village	Pelham	Business-3	General Retail, Service and Restricted Industrial Uses	N/A	N/A	Semidetached DU for not more than two families permitted as a principal use as of right	N/A	4 FT for multifamily, 10 FT for single or two	No Requirement	Height - 40 FT	70%	N/A	Same as A districts for 1-family. 2-family: 900 for 2 or less bedrooms; 1000 for 3 or more.	45%

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	WORD SEARCH			
					HUD	Section 8	Source Income	Choice Voucher
Village	Pelham	A-1	Detached Single Family	No building shall be erected to a height in excess of 35 FT or 2 1/2 stories, whichever is the more restrictive, except as provided in § 98-102. No building, other than those listed in § 98-10B(4), (5) and (6), shall be erected to a height of less than 1 1/2 stories.	N/A	N/A	N/A	N/A
Village	Pelham	A-2	Detached Single Family	No building shall be erected to a height in excess of 35 FT or 2 1/2 stories, whichever is the more restrictive, except as provided in § 98-102. No building, other than those listed in § 98-10B(4), (5) and (6), shall be erected to a height of less than 1 1/2 stories.	N/A	N/A	N/A	N/A
Village	Pelham	A-3	Detached Single-Family	No building shall be erected to a height in excess of 35 FT or 2 1/2 stories, whichever is the more restrictive, except as provided in § 98-102. No building, other than those listed in § 98-10B(4), (5) and (6), shall be erected to a height of less than 1 1/2 stories.	N/A	N/A	N/A	N/A
Village	Pelham	B-1	Detached and Semi-Detached Single-Family	No building shall be erected to a height in excess of 35 FT or 2 1/2 stories, whichever is the more restrictive, except as provided in § 98-102. No building, other than those listed in § 98-10B(4), (5) and (6), shall be erected to a height of less than 1 1/2 stories.	N/A	N/A	N/A	N/A
Village	Pelham	B-2	Detached Single and Two-Family	No building shall be erected to a height in excess of 35 FT or 2 1/2 stories, whichever is the more restrictive, except as provided in § 98-102. No building, other than those listed in § 98-10B(4), (5) and (6), shall be erected to a height of less than 1 1/2 stories.	N/A	N/A	N/A	N/A
Village	Pelham	M	Detached Single and Two-Family and Multifamily Houses	No building shall be erected to a height in excess of 40 FT or three stories, whichever is the more restrictive, except as provided in § 98-102.	N/A	N/A	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	WORD SEARCH			
					HUD	Section 8	Source Income	Choice Voucher
Village	Pelham	M-1	Detached Single- and Two-Family and Multifamily	The distance between any two main residential buildings shall be not less than the height of the lower of such buildings. The distance between any main building and any detached accessory building shall not be less than 25 FT.	N/A	N/A	N/A	N/A
Village	Pelham	O-1	Office buildings	Office building is only permitted principal use. Parking structures and restaurants within the office buildings are the only permitted accessory uses.	N/A	N/A	N/A	N/A
Village	Pelham	O-2	Single- and Two-Family and Restricted Office Uses	Requirements for housing are identical to those of B2.	N/A	N/A	N/A	N/A
Village	Pelham	Business-1	Restricted Retail Uses	Requirements for housing are identical to those of M.	N/A	N/A	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	WORD SEARCH			
					HUD	Section 8	Source Income	Choice Voucher
Village	Pelham	Business-2	General Retail Uses and Multifamily	Requirements for housing are identical to those of M.	N/A	N/A	N/A	N/A
Village	Pelham	Business-3	General Retail, Service and Restricted Industrial Uses	Requirements for housing are identical to those of M, except for multifamily which is prohibited.	N/A	N/A	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SF)	Permitted Land Use								Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family					
Village	Pelham Manor	R-AAA	Residence AAA District		Yes	20,000	As of Right	No	No	No	No	N/A	No	N/A	No		
Village	Pelham Manor	R-AA	Residence AA District		Yes	15,000	As of Right	No	No	No	No	N/A	No	N/A	No		
Village	Pelham Manor	R-A	Residence A District		Yes	10,000	As of Right	No	No	No	No	N/A	No	N/A	No		
Village	Pelham Manor	R-B	Residence B District		Yes	5,000	As of Right	No	No	No	No	N/A	No	N/A	No		
Village	Pelham Manor	MF	Multifamily District		Yes	3,000 SF/DU or minimum lot size of 7,000 SF	As of Right	As of Right	As of Right	As of Right	As of Right	A building occupied exclusively as the home or residence of families living independently of each other, of which two or more are doing cooking within their apartments.	No	N/A	No		
Village	Pelham Manor	R	Retail District	NO	Yes	N/A	No	No	No	No	No	N/A	No	N/A	No		
Village	Pelham Manor	B-1	Business District	No	Yes	10,000	No	No	No	No	No	N/A	No	N/A	No		

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SF)	Permitted Land Use								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pelham Manor	B-2	Business District	NO	Yes	N/A	No	No	No	No	No	N/A	No	N/A	No
Village	Pelham Manor	RR	Railroad District	NO	Yes	N/A	No	No	No	No	No	N/A	No	N/A	No
Village	Pelham Manor	Rec	Recreational R District	NO	Yes	20,000 (as indicated by GIS zoning data)	No	No	No	No	No	N/A	No	N/A	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Pelham Manor	R-AAA	Residence AAA District	N/A	N/A	N/A	Not permitted	40 FT	15 FT/30 FT	N/A	N/A	30%	1,200 square FT	N/A
Village	Pelham Manor	R-AA	Residence AA District	N/A	N/A	N/A	Not permitted	35 FT	10 FT/20 FT	N/A	N/A	Dependent on lot size. 35% for 15,000 to 20,000 SF; 30% for 20,000 SF or greater.	1,200 square FT	N/A
Village	Pelham Manor	R-A	Residence A District	N/A	N/A	N/A	Not permitted	35 FT	10 FT/20 FT	N/A	N/A	Dependent on lot size. 45% for under 10,000 SF; 40% for 10,000-15,000; 35% for 15,000 to 20,000; 30% for 20,000 SF or greater.	1,200 square FT	N/A
Village	Pelham Manor	R-B	Residence B District	N/A	N/A	N/A	Not permitted	20 FT	10 FT/20 FT	N/A	N/A	Dependent on lot size. 45% for under 10,000 SF; 40% for 10,000-15,000; 35% for 15,000 to 20,000; 30% for 20,000 SF or greater.	1,200 square FT	N/A
Village	Pelham Manor	MF	Multifamily District	N/A	N/A	N/A	No multifamily house or group of houses may occupy more than 20% of lot area or 3,000 SF per unit	35 FT, except along Boston Post Road where it must be 50 FT	20 FT, except at district borders where must be 30 FT from a lot boundary	N/A	N/A	Dependent on lot size. 45% for under 10,000 SF; 40% for 10,000-15,000; 35% for 15,000 to 20,000; 30% for 20,000 SF or greater.	1,200 square FT for single-family; 750 square FT for multifamily	N/A
Village	Pelham Manor	R	Retail District	N/A	N/A	N/A	Not permitted	N/A	N/A	N/A	N/A	Dependent on lot size. 45% for under 10,000 SF; 40% for 10,000-15,000; 35% for 15,000 to 20,000; 30% for 20,000 SF or greater.	N/A	N/A
Village	Pelham Manor	B-1	Business District	N/A	N/A	N/A	Not permitted	10 FT	10 FT	N/A	N/A	N/A	N/A	1.25

Municipal Zoning Analysis

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Pelham Manor	B-2	Business District	N/A	N/A	N/A	Not permitted	N/A	N/A	N/A	N/A	Dependent on lot size. 45% for under 10,000 SF; 40% for 10,000-15,000;	N/A	N/A
Village	Pelham Manor	RR	Railroad District	N/A	N/A	N/A	Not permitted	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Village	Pelham Manor	Rec	Recreational R District	N/A	N/A	Not permitted	Not permitted	N/A	N/A	N/A	N/A	N/A	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Pelham Manor	R-AAA	Residence AAA District		N/A	N/A	N/A	N/A
Village	Pelham Manor	R-AA	Residence AA District		N/A	N/A	N/A	N/A
Village	Pelham Manor	R-A	Residence A District		N/A	N/A	N/A	N/A
Village	Pelham Manor	R-B	Residence B District		N/A	N/A	N/A	N/A
Village	Pelham Manor	MF	Multifamily District		N/A	N/A	N/A	N/A
Village	Pelham Manor	R	Retail District		N/A	N/A	N/A	N/A
Village	Pelham Manor	B-1	Business District		N/A	N/A	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Pelham Manor	B-2	Business District		N/A	N/A	N/A	N/A
Village	Pelham Manor	RR	Railroad District	Nothing is permitted other than railroads and utility substations	N/A	N/A	N/A	N/A
Village	Pelham Manor	Rec	Recreational R District	Nothing is permitted other than recreation and open space uses	N/A	N/A	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pleasantville	A-1	Central Business District		Yes. Our map was last updated 11-22-99	2,500 SF	No	Special Use	Special Use	Special Use	Special Use	"Multiple dwelling" is a detached building containing three or more dwelling units.	No	Not allowed	Yes
Village	Pleasantville	A-2	Central Business District		Yes	2,500 SF	No	Special Use	Special Use	Special Use	Special Use	"Multiple dwelling" is a detached building containing three or more dwelling units.	No	Not allowed	Yes
Village	Pleasantville	B	Peripheral Business		Yes	5,000 SF	No	No	No	No	No	Not permitted	No	Not allowed	No
Village	Pleasantville	B-1	Peripheral Business		Yes	5,000 SF	Special Use	Special Use	Special Use	Special Use	Special Use	"Multiple dwelling" is a detached building containing three or more dwelling units.	No	Not allowed	Yes - if residence is for those with limited income
Village	Pleasantville	B-2	Peripheral Business	No	No? Our map may predate this zone	2,500 SF	No	No	No	No	No	Not permitted	No	Not allowed	No
Village	Pleasantville	C-O	Campus - Office District	No	Yes	130,680 sf or 3 acres	No	No	No	No	No	Not permitted	No	Not allowed	No
Village	Pleasantville	M-1	Light Manufacturing	No	Yes	5,000 SF	No	No	No	No	No	Not permitted	No	Not allowed	No
Village	Pleasantville	PUD	Residential Planned Unit Development		Yes	1,089,000 SF or 25 acres	See comments	See comments	See comments	See comments	See comments	See comments	No	Not allowed	No
Village	Pleasantville	R	One-Family Residence District		Yes	12,000 SF	As of Right	No	No	No	No		Special Use	Article VII for all Accessory units: Accessory units are	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pleasantville	R-1	One-Family Residence District		Yes	7,500 SF	As of Right	No	No	No	No		Special Use	Article VII for all Accessory units: Accessory units are	No
Village	Pleasantville	R-2	Two-Family Residence District		Yes	5,000/dwelling unit (10,000 SF total)	As of Right	As of Right	No	No	No		No	Not allowed	No
Village	Pleasantville	R-2A	Two-Family Residence District		Yes	5,000/dwelling unit (10,000 SF total)	As of Right	As of Right	No	No	No		No	Not allowed	No
Village	Pleasantville	R-3	Multiple Residence District		Yes	5,000 (One-Family) 7,500 (Two-Family) 7,500 (Three-family) 10,000 (Townhouse)	As of Right	As of Right	As of Right	No	No		No	Not allowed	No
Village	Pleasantville	R-4	Multiple Residence District		Yes	5,000 (One-Family) 7,500 (Two-Family) 7,500 (Three-family) 2,500 per unit or 20,000 (MF) whichever is more restrictive 10,000 (Townhouse)	As of Right	As of Right	As of Right	Included as multiple dwelling	As of Right	Multiple dwelling is a detached building containing four or more dwelling units.	No	Not allowed	No
Village	Pleasantville	R-PO	Residence - Professional Office District		Yes	5,000 (One-Family) 7,500 (Two-Family) 7,500 (Three-family) 2,500 per unit or 20,000 (MF) whichever is more restrictive	As of Right	As of Right	As of Right	included as multiple dwelling	As of Right	Multiple dwelling is a detached building containing four to six dwelling units.	No	Not allowed	Yes (Residential - Professional Office mix allowed); office use only on 1st floor, office use
Village	Pleasantville	RO-2	Medium Density Residence/Office District		Yes	10,000 (Multi-family/Townhouse)	As of Right	As of Right	As of Right	Included as multiple dwelling	As of Right	Multiple dwelling is a detached building with four or more dwelling units	Special permit	Yes*	? (Does not state whether different uses can coexist on lot)

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Pleasantville	RO-3	Medium-Density Residence/Office District		No? Our map may predate this zone	5,000 (One-Family) 7,500 (Two-Family) 7,500 (Three-family)	As of Right	As of Right	As of Right	No	No	Not permitted	Special permit	Yes*	Yes (Residential - Office mix allowed); office use only on 1st floor
Village	Pleasantville	RR	One-Family Residence District		Yes	15,000 SF	As of Right	No	No	No	No		Special permit	Yes*	No
Village	Pleasantville	RRR	One-Family Residence District		Yes	21,780 SF	As of Right	No	No	No	No		Special permit	Yes*	No
Village	Pleasantville	CBP	Central Business Parking Overlay District		Yes										
Village	Pleasantville	PF	Public Facilities	No	No? Our map may predate this zone		No	No	No	No	No	Not permitted	No	Not allowed	No
Village	Pleasantville		Special Character Overlay District												

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Pleasantville	A-1	Central Business District	Two	None	not allowed	Any residential use must be above the ground level floor	None Required	None Required	1,000 sf min lot area per studio; 1,200 sf per 1-bedroom; 1,500 sf per 2-bedroom; 2,000 sf per 3-bedroom	80%	None	500 (market rate units on average)
Village	Pleasantville	A-2	Central Business District	Two	None	not allowed	Any residential use must be above the ground level floor	10 FT	None Required	None	80%	None	500 (market rate units on average)
Village	Pleasantville	B	Peripheral Business	Not permitted	Not permitted	not allowed	Not allowed	10 FT	None Required	None	50%	None	Not permitted
Village	Pleasantville	B-1	Peripheral Business	Two	None	not allowed	None	5 FT	None Required	None	50%	None	See comments
Village	Pleasantville	B-2	Peripheral Business	Not permitted	Not permitted	not allowed	Not allowed	10 FT	None Required	None	80%	None	not permitted
Village	Pleasantville	C-O	Campus - Office District	None	None	not allowed	None	60 FT	Distance between principal buildings - 30 FT; Distance from RRR - R-4 Districts - 150 FT	None	25%	None	None
Village	Pleasantville	M-1	Light Manufacturing	Not permitted	Not permitted	not allowed	not allowed	20 FT	10 FT	None	65%	None	Not permitted
Village	Pleasantville	PUD	Residential Planned Unit Development	None	None	See comments	None	Not specified	Not specified	None	Not specified	None	None
Village	Pleasantville	R	One-Family Residence District	None	None	not allowed	None	40 FT	Interior - 20 FT; Corner - 20 FT	None	20%	None	1,000

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Pleasantville	R-1	One-Family Residence District	None	None	not allowed	None	30 FT	Interior - 8 FT; Corner - 8 FT (aggregate of both side yards must be 20 FT).	None	20%	None	800
Village	Pleasantville	R-2	Two-Family Residence District	None	None	not allowed	None	30 FT	Interior - 8 FT; Corner - 8 FT (aggregate of both side yards must be 20 FT).	None	30%	None	800
Village	Pleasantville	R-2A	Two-Family Residence District	None	None	not allowed	None	30 FT	Interior - 8 FT; Corner - 8 FT (aggregate of both side yards must be 20 FT).	None	20%	30%	800
Village	Pleasantville	R-3	Multiple Residence District	None	None	Townhouse is defined as a dwelling unit extending from basement to roof with a party wall separating it from one or more adjoining dwelling units.	None	All - 30 FT	One, Two, and Three family - 8 FT (both interior and corner); Multi-dwelling interior side yard - 30 FT; Multi-family and Townhouse interior side yard - 20 FT Multi-dwelling and Townhouse corner yard - 30 FT	18 townhouses per acre	One, Two, and Three family - 30%; Townhouse - 35%	None	800
Village	Pleasantville	R-4	Multiple Residence District	None	None	Townhouse is defined as a dwelling unit extending from basement to roof with a party wall separating it from one or more adjoining dwelling units.	Max 160 FT length or depth	All - 30 FT	One, Two, and Three family - 8 FT (both interior and corner); Multi-dwelling interior side yard - 30 FT; Multi-family and Townhouse interior side yard - 20 FT Multi-dwelling and Townhouse corner yard - 30 FT	18 townhouses per acre	One, Two, and Three family - 30%; MF- 25%; Townhouse - 35%	None	800 (500 for MF)
Village	Pleasantville	R-PO	Residence - Professional Office District	None	None	not allowed	length or width max of 75 ft	All - 30 FT	One and Two, and Three Family - 8 FT (both side and corner yards); Multi-dwelling - 30 FT (both side and corner yards); Professional Offices - 10 FT (both side and corner yards).	None	All - 20%	One, Two Three Family - 30%; MF - 40%	800
Village	Pleasantville	RO-2	Medium Density Residence/Office District	None	None	Townhouse is defined as a dwelling unit extending from basement to roof with a party wall separating it from one or more adjoining dwelling units.		Multi-Dwelling & Office - 20 FT; Townhouse - 30 FT	Multi-Dwelling & Office - 15 FT; Townhouse - 20 FT	1,000 sf for Efficiency and 1-Bedroom; 1,200 sf for 2-Bedroom; 1,800 sf for 3-Bedroom	Multi-Dwelling & Office - 40%; Townhouse - 35%		

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Pleasantville	RO-3	Medium-Density Residence/Office District	None	None	not allowed		All - 15 FT	All - 15 FT		40%; 4,000 sf max building footprint		800
Village	Pleasantville	RR	One-Family Residence District	None	None	No	None	40 FT	Interior - 20 FT; Corner - 20 FT	None	25% (buildings)		1,200 sf
Village	Pleasantville	RRR	One-Family Residence District	None	None	No	None	40 FT	Interior - 20 FT; Corner - 20 FT	None	25% (buildings)		1,200 sf
Village	Pleasantville	CBP	Central Business Parking Overlay District										
Village	Pleasantville	PF	Public Facilities	Not permitted	Not permitted	No	Not allowed			?	?	?	Not permitted
Village	Pleasantville		Special Character Overlay District										

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Pleasantville	A-1	Central Business District	2	For not-for-profit residential uses, exclusively for those with limited income, residential use may be on any floor, efficiency units must be min 200 sf, 1-bedroom min of 300, 2-bedroom min 400 sf.	None	None	None	None
Village	Pleasantville	A-2	Central Business District	2	For not-for-profit residential uses, exclusively for those with limited income, residential use may be on any floor, efficiency units must be min 200 sf, 1-bedroom min of 300, 2-bedroom min 400 sf.				
Village	Pleasantville	B	Peripheral Business	2					
Village	Pleasantville	B-1	Peripheral Business	2	For not-for-profit residential uses, exclusively for those with limited income, residential use may be on any floor, efficiency units must be min 200 sf, 1-bedroom min of 300, 2-bedroom min 400 sf.				
Village	Pleasantville	B-2	Peripheral Business	2					
Village	Pleasantville	C-O	Campus - Office District	None					
Village	Pleasantville	M-1	Light Manufacturing	1.3					
Village	Pleasantville	PUD	Residential Planned Unit Development	Not specified	Dwelling units of all types in detached, semidetached, attached or clustered dwellings, or any combination thereof, are permitted uses.				
Village	Pleasantville	R	One-Family Residence District	None					

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Pleasantville	R-1	One-Family Residence District	None					
Village	Pleasantville	R-2	Two-Family Residence District	None					
Village	Pleasantville	R-2A	Two-Family Residence District	0.25					
Village	Pleasantville	R-3	Multiple Residence District	None					
Village	Pleasantville	R-4	Multiple Residence District	None					
Village	Pleasantville	R-PO	Residence - Professional Office District	None	Special permit for assisted-living residence. Location requirements include min area of 0.5 acre, walking to retail community facilities and bus/train. Max of 20% 1- or 2-bedroom. Max density of 1,250 sf per efficiency and 1,500 sf per 1 or 2-bedroom unit, min 5% to be affordable units				
Village	Pleasantville	RO-2	Medium Density Residence/Office District		Article VII for all Accessory units: Accessory units are permitted only on one-family lots; owner of the dwelling must live in at least one of the dwelling units as a principal residence; no more than one accessory unit per one-family lot; principal dwelling building must have existed for min. 10 years before application for accessory unit; minimum unit site is 250 sf; maximum size is 25% of gross floor area of the dwelling building; maximum of 2 bedrooms; maximum of 50 accessory unit special permits will be issued by the Village;				

T/C/V	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Pleasantville	RO-3	Medium-Density Residence/Office District		Article VII for all Accessory units: Accessory units are permitted only on one-family lots; owner of the dwelling must live in at least one of the dwelling units as a principal residence; no more than one accessory unit per one-family lot; principal dwelling building must have existed for min. 10 years before application for accessory unit; minimum unit site is 250 sf; maximum size is 25% of gross floor area of the dwelling building; maximum of 2 bedrooms; maximum of 50 accessory unit special permits will be issued by the Village;				
Village	Pleasantville	RR	One-Family Residence District	None	Article VII for all Accessory units: Accessory units are permitted only on one-family lots; owner of the dwelling must live in at least one of the dwelling units as a principal residence; no more than one accessory unit per one-family lot; principal dwelling building must have existed for min. 10 years before application for accessory unit; minimum unit site is 250 sf; maximum size is 25% of gross floor area of the dwelling building; maximum of 2 bedrooms; maximum of 50 accessory unit special permits will be issued by the Village;				
Village	Pleasantville	RRR	One-Family Residence District	None	Article VII for all Accessory units: Accessory units are permitted only on one-family lots; owner of the dwelling must live in at least one of the dwelling units as a principal residence; no more than one accessory unit per one-family lot; principal dwelling building must have existed for min. 10 years before application for accessory unit; minimum unit site is 250 sf; maximum size is 25% of gross floor area of the dwelling building; maximum of 2 bedrooms; maximum of 50 accessory unit special permits will be issued by the Village;				
Village	Pleasantville	CBP	Central Business Parking Overlay District						
Village	Pleasantville	PF	Public Facilities	?	This zone is not listed on tables of bulk requirements				
Village	Pleasantville		Special Character Overlay District		This overlay protects land and buildings with historic/architecturally significant value. It does not change bulk or use restrictions on underlying zone but adds a level of protection by requiring review by Board of Architectural Review, etc.				

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (Yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Port Chester	R20	One-Family Residence District		Yes	20,000	As of Right	No	No	No	No	NA	No	None	No
Village	Port Chester	R7	One-Family Residence District		Yes	7,500	As of Right	No	No	No	No	NA	No	None	No
Village	Port Chester	R5	One-Family Residence District		Yes	5,000	As of Right	No	No	No	No	NA	No	None	No
Village	Port Chester	R2F	Two-Family Residence District		Yes	5,000	As of Right	As of Right	No	No	No	NA	No	None	No
Village	Port Chester	RA2	Multifamily Residence District		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Village	Port Chester	RA3	Multifamily Residence District		Yes	5,000 (and 750 SF/DU)	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Village	Port Chester	RA4	Multifamily Residence District		Yes	5,000 (and 750 SF/DU)	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Village	Port Chester	PTD	Planned Tower Development District		No	206,910 (and 575 SF/DU)	As of Right	No	As of Right (but excluding cooperative or condominium dwelling)	As of Right (but excluding cooperative or condominium dwelling)	As of Right (but excluding cooperative or condominium dwelling)	Three or more DUs	No	None	As of Right (hotel, motel, boatel, marina, private or yacht club, office of professional person, restaurant).
Village	Port Chester	F	Neighborhood Retail District	No	Yes	No Requirement	No	No	No	No	No	NA	No	None	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Port Chester	C2	Central Business District		Yes	No Requirement	No	No	Special Use (floors above first floor)	Special Use (floors above first floor)	Special Use (floors above first floor)	Three or more DUs	No	None	Special Use (multifamily DUs on floors above first floor)
Village	Port Chester	C3	Design Office and Commercial District	No	Yes	No Requirement	No	No	No	No	No	NA	No	None	No
Village	Port Chester	C4	General Commercial District	No	Yes	No Requirement, but 20,000 in C-4 Districts where multi-family DUs are permitted	No	No	No	No	No	NA	No	None	No
Village	Port Chester	C-4	General Commercial District - Multifamily DUs (NOT A DISTRICT)		(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)
Village	Port Chester	CD	Design Shopping Center District	No	Yes	21,780	No	No	No	No	No	NA	No	None	No
Village	Port Chester	CDS	Special Design Commercial District	No	Yes	65,340	No	No	No	No	No	NA	No	None	No
Village	Port Chester	PD	Design Professional Building District	No	Yes	21,780	No	No	No	No	No	NA	No	None	No
Village	Port Chester	DW	Design Waterfront District		Yes	10,000	No	No	Special Use (multifamily DUs)	Special Use (multifamily DUs)	Special Use (multifamily DUs)	Three or more DUs	No	None	Special Use (multifamily DUs)
Village	Port Chester	M1	Light Industrial District	No	Yes	No Requirement	No	No	No	No	No	NA	No	None	No
Village	Port Chester	M2	General Industrial District	No	Yes	No Requirement	No	No	No	No	No	NA	No	None	No
Village	Port Chester	PRSP	Planned Railroad Station Plaza Development	No	No	283,140	No	No	No	No	No	NA	No	None	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Port Chester	M2D	Designed Industrial District*	No	No	40,000**	No	No	No	No	No	NA	No	None	No
Village	Port Chester	VCRA/LIR	Village Center Redevelopment Area Light Industrial/Research Use District *	No	Yes*	No Requirement	No**	No**	No**	No**	No**	None**	No	None	No**
Village	Port Chester	PRD	Planned Residential Development District*		Yes	5,000 for efficiency and 1-bedroom, 6,500 for 2-bedrooms, 9,000 for 3-bedrooms. **	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Village	Port Chester	ROO	Residential Office Overlay District*		Yes	43,560	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	None	No
Village	Port Chester	TRD	Transitional Residential Development District*		Yes	No Requirement	As of Right	No	As of Right	As of Right	As of Right	Three or more DUs	No	None	Yes (semidetached, attached DUs)
Village	Port Chester	MUR	Marina Redevelopment Project Urban Renewal District	No	Yes	None *	No	No	No	No	No	NA	No	None	No

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Port Chester	R20	One-Family Residence District	None	None	None	None	None	None	None	None	None	900, 75, 600, 400 SF*	0.5
Village	Port Chester	R7	One-Family Residence District	None	None	None	None	30 FT	10 FT/20 FT	None	None	None	900, 75, 600, 400 SF*	0.6
Village	Port Chester	R5	One-Family Residence District	None	None	None	None	25 FT	8 FT/14 FT	None	None	None	900, 75, 600, 400 SF*	0.7
Village	Port Chester	R2F	Two-Family Residence District	None	None	None	None	20 FT	8 FT/14 FT	None	None	None	900, 75, 600, 400 SF*	0.8
Village	Port Chester	RA2	Multifamily Residence District	None	None	None	None	50 FT	25 FT/50 FT	None	None	None	900, 75, 600, 400 SF*	1
Village	Port Chester	RA3	Multifamily Residence District	None	None	None	None	20 FT	25 FT/50 FT	None	None	None	900, 75, 600, 400 SF*	1.6
Village	Port Chester	RA4	Multifamily Residence District	None	None	None	None	25 FT	20 FT/40 FT	None	None	None	900, 75, 600, 400 SF*	2.5
Village	Port Chester	PTD	Planned Tower Development District	None	None	None	None	Not Required	Not Required	None	None	None	900, 75, 600, 400 SF*	4.25 (average of base F.A.R. and tower F.A.R. [see Village of Port Chester Schedule of Regulations for Residence Districts Part 2, Dimensional Regulations, Notes: Section (a)])
Village	Port Chester	F	Neighborhood Retail District	None	None	None	None	Not Required	Not Required	None	None	None	NA	1 (0.35 for one story)

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Port Chester	C2	Central Business District	None	None	None	None	Not Required	Not Required	None	None	None	NA	3.2
Village	Port Chester	C3	Design Office and Commercial District	None	None	None	None	10 FT	Max. 20 FT/40 FT	None	None	None	NA	3 (0.60 for one story)
Village	Port Chester	C4	General Commercial District	None	None	None	None	10 FT	Not Required	None	None	None	NA	2
Village	Port Chester	C-4	General Commercial District - Multifamily DUs (NOT A DISTRICT)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)	(Not a district)
Village	Port Chester	CD	Design Shopping Center District	None	None	None	None	30 FT	30 FT/60 FT	None	None	None	NA	1
Village	Port Chester	CDS	Special Design Commercial District	None	None	None	None	60 FT	50 FT/100 FT	None	None	None	NA	1
Village	Port Chester	PD	Design Professional Building District	None	None	None	None	10 FT	20 FT/40 FT	None	None	None	NA	1
Village	Port Chester	DW	Design Waterfront District	None	None	None	None	20 FT	25 FT/50 FT	None	None	None	900, 75, 600, 400 SF*	1.6
Village	Port Chester	M1	Light Industrial District	None	None	None	None	25 FT	20 FT/40 FT	None	None	None	NA	1
Village	Port Chester	M2	General Industrial District	None	None	None	None	10 FT	10 FT/20 FT	None	None	None	NA	2
Village	Port Chester	PRSP	Planned Railroad Station Plaza Development	None	None	None	None	Not Required	Not Required	None	None	None	NA	East side of tracks: 1.8; West side of tracks: 2

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Village	Port Chester	M2D	Designed Industrial District*	None	None	None	None	10 FT	10 FT/20 FT	None	None	None	NA	2
Village	Port Chester	VCRA/LIR	Village Center Redevelopment Area Light Industrial/Research Use District *	None	None	None	None	10 FT	20 FT/40 FT	None	60%	None	900, 75, 600, 400 SF***	1.5
Village	Port Chester	PRD	Planned Residential Development District*	None	None	None	None			None	Max. land coverage shall be 30% including buildings, roads, etc.	None	900, 75, 600, 400 SF**	None
Village	Port Chester	ROO	Residential Office Overlay District*	None	None	None	Must be certified historic industrial building.	Not Specified	Not Specified	None	None	None	750**	2.25
Village	Port Chester	TRD	Transitional Residential Development District*	None	None	None	None	10 FT	20 FT (each side)	None	None	None	900, 75, 600, 400 SF**	1.6
Village	Port Chester	MUR	Marina Redevelopment Project Urban Renewal District	None	None	None	None			None	None	None	NA	None**

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Port Chester	R20	One-Family Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	R7	One-Family Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	R5	One-Family Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	R2F	Two-Family Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	RA2	Multifamily Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	RA3	Multifamily Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	RA4	Multifamily Residence District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	PTD	Planned Tower Development District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	F	Neighborhood Retail District		None.	None.	None.	None.

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Port Chester	C2	Central Business District		None.	None.	None.	None.
Village	Port Chester	C3	Design Office and Commercial District		None.	None.	None.	None.
Village	Port Chester	C4	General Commercial District		None.	None.	None.	None.
Village	Port Chester	C-4	General Commercial District - Multifamily DUs (NOT A DISTRICT)		None.	None.	None.	None.
Village	Port Chester	CD	Design Shopping Center District		None.	None.	None.	None.
Village	Port Chester	CDS	Special Design Commercial District		None.	None.	None.	None.
Village	Port Chester	PD	Design Professional Building District		None.	None.	None.	None.
Village	Port Chester	DW	Design Waterfront District	*Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	M1	Light Industrial District		None.	None.	None.	None.
Village	Port Chester	M2	General Industrial District		None.	None.	None.	None.
Village	Port Chester	PRSP	Planned Railroad Station Plaza Development		None.	None.	None.	None.

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Port Chester	M2D	Designed Industrial District*	*Note: the M2D District is a floating zone within the M2 District. **Note: minimum area to qualify for a M2D District is 15 acres (as opposed to the minimum lot size of 40,000 SF)	None.	None.	None.	None.
Village	Port Chester	VCRA/LIR	Village Center Redevelopment Area Light Industrial/Research Use District *	*Note: the VCRA/LIR District is not mapped, but the Village Center Redevelopment Area is mapped. VCRA/LIR District can be within VCRA District for areas designated for light industrial use. Few regulations listed solely for the VCRA District. All requirements listed on this table are for the VCRA/LIR District. ** Note: while residential uses are not listed as permitted uses in this district, several regulations pertain to, or mention, residential uses. See Section 345-57.2. ***Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	PRD	Planned Residential Development District*	*Note: the PRD District is a floating zone. **Note: minimum area to qualify for a PRD District is 10 acres (as opposed to the minimum lot size, shown at left). ***Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	ROO	Residential Office Overlay District*	*Note: the ROO District is an overlay for lots within the M1 or M2 Districts for adaptive reuse of certified historic buildings as residential uses. **Note: Minimum average floor area per family for all residential units within a multiple dwelling, provided that the aggregate # of units does not exceed 200.	None.	None.	None.	None.
Village	Port Chester	TRD	Transitional Residential Development District*	*Note: the TRD District is a floating zone. **Note: Minimum floor area per family: 1 and 2 family detached dwelling=900; DUs in converted 1-family DUs=750; multiple dwelling, except 1-room studio apt.; multiple dwelling, 1-room studio apt. Also, minimum first floor enclosed area of a dwelling shall be 750 SF	None.	None.	None.	None.
Village	Port Chester	MUR	Marina Redevelopment Project Urban Renewal District	* Note: MUR District and parcels covers only areas and parcels mapped by Village. District divided by five Land Use Areas (1 through 5). **Note: the four "Land Use Areas" within this district each have a maximum SF of development (ranging from 40,000 SF to 275,000 SF of bulding floor area).	None.	None.	None.	None.

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Pound Ridge	R-1A	One-Acre Residential District		Yes	43,560	As of Right	No	No	No	Allows "residential care facilities" or "senior citizen housing" by special permit	No definition	No	Accessory units not permitted	None
Town	Pound Ridge	R-2A	Two-Acre Residential District		Yes	87,120	As of Right	No	No	No	*Allows "residential care facilities" or "senior citizen housing" by special permit		Accessory Use - requires site plan review	Very detailed accessory apartment regulations in 113-39	None
Town	Pound Ridge	R-3A	Three-Acre Residential District		Yes	130,680	As of Right	No	No	No	Allows "residential care facilities" or "senior citizen housing" by special permit*		Accessory Use - requires site plan review	Very detailed accessory apartment regulations in 113-39	None
Town	Pound Ridge	LNG	Landscape Nursery and Garden Center District		Yes	871200 (87,120 for DUs)	As of Right	No	No	No	Allows "residential care facilities" or "senior citizen housing" by special permit		No		
Town	Pound Ridge	PB-A	Planned Business District A		Yes	Not Applicable	No	No	No	No	As of right, except not at the first floor level within 150 linear feet of Westchester Avenue		DUs permitted above stores		Yes

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4 Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Pound Ridge	PB-B	Planned Business District B		Yes	Not Applicable	No	No	No	No	As of right on the second and third floor levels only		DUs permitted above stores		Yes
Town	Pound Ridge	PB-C	Planned Business District C		Yes	Not Applicable	No	No	No	No	As of right on the second and third floor levels only		DUs permitted above stores		Yes

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Pound Ridge	R-1A	One-Acre Residential District	Not specified	Not specified	Not specified	Detailed requirements for special permit for Senior Citizen Housing and Residential Care Facilities - sections 113-56 and 113-57			Not specified	10%	Determined through site plan review	Not specified	Not Applicable
Town	Pound Ridge	R-2A	Two-Acre Residential District	Not specified	Not specified	Not specified	Detailed requirements for special permit for Senior Citizen Housing and Residential Care Facilities - sections 113-56 and 113-57	60 feet	50 feet	Not specified	10%	Determined through site plan review	Accessory apartments must be between 300 and 1,200 SF No more than 30% the size of the principal residence or building	Not Applicable
Town	Pound Ridge	R-3A	Three-Acre Residential District	Not specified	Not specified	Not specified	Detailed requirements for special permit for Senior Citizen Housing and Residential Care Facilities - sections 113-56 and 113-57	60 feet	50 feet	Not specified	10%	Determined through site plan review	Accessory apartments must be between 300 and 1,200 SF No more than 30% the size of the principal residence or building	Not Applicable
Town	Pound Ridge	LNG	Landscape Nursery and Garden Center District	Not specified	Not specified	Not specified	Not applicable	60 feet	100 feet	Not specified	40,000 SF	Determined through site plan review (for residential only)	Not specified	0.04
Town	Pound Ridge	PB-A	Planned Business District A	Not specified	Not specified	Not specified	DUs not allowed at the first floor level within 150 linear feet of Westchester Avenue	Shown on Planned Business A Zoning District Map	Shown on Planned Business A Zoning District Map	Not specified	Shown on Planned Business A Zoning District Map	Shown on zoning map - site specific	Not specified	Ratio of total First and Second-Floor areas to the total area of the building area shall not exceed 1.5 to 1.

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Pound Ridge	PB-B	Planned Business District B	Not specified	Not specified	Not specified	DUs permitted on the second and third floor levels only		None required, 6 ft. if required, 25 ft. if used for vehicular access, 50 ft. if abutting a residential district.	Not specified	20%	Not applicable	Not specified	Commercial - .12; Total - 20
Town	Pound Ridge	PB-C	Planned Business District C	Not specified	Not specified	Not specified	DUs permitted on the second and third floor levels only		None required, 6 ft. if required, 25 ft. if used for vehicular access, 50 ft. if abutting a residential district.	Not specified	15%	Not applicable	Not specified	Commercial - .10; Total - .15

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Pound Ridge	R-1A	One-Acre Residential District	Article XV - Housing Board contains affordable housing policies. These policies are NOT consistent with the model ordinance	Appears in Article XV - Housing Board	No	No	No
Town	Pound Ridge	R-2A	Two-Acre Residential District	Article XV - Housing Board contains affordable housing policies. These policies are NOT consistent with the model ordinance: *Senior Citizen Housing: A planned community of "dwelling units" which is designed and intended for and whose occupancy is limited to qualified "senior citizens." Other "uses" which are ancillary to "senior citizen housing," such as common dining facilities, meeting rooms, recreational facilities and limited first-aid treatment rooms (infirmaries), may also be included. "Senior citizen housing" shall not include nursing home facilities.	Appears in Article XV - Housing Board	No	No	No
Town	Pound Ridge	R-3A	Three-Acre Residential District	Article XV - Housing Board contains affordable housing policies. These policies are NOT consistent with the model ordinance; Residential Care Facility: Any facility licensed and/or supervised by an appropriate governmental agency to provide resident services and twenty-four-hour supervision to two or more persons. Such facility must be headed by an agency-approved staff and function as a single housekeeping unit.	Appears in Article XV - Housing Board	No	No	No
Town	Pound Ridge	LNG	Landscape Nursery and Garden Center District	Strict definition of "Family": One or more persons occupying a "dwelling unit" and living as a single housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond.	Appears in Article XV - Housing Board	No	No	No
Town	Pound Ridge	PB-A	Planned Business District A	Strict definition of "Family": One or more persons occupying a "dwelling unit" and living as a single housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond.	Appears in Article XV - Housing Board	No	No	No

T/CN	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Pound Ridge	PB-B	Planned Business District B	Strict definition of "Family": One or more persons occupying a "dwelling unit" and living as a single housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond.	Appears in Article XV - Housing Board	No	No	No
Town	Pound Ridge	PB-C	Planned Business District C	Strict definition of "Family": One or more persons occupying a "dwelling unit" and living as a single housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond.	Appears in Article XV - Housing Board	No	No	No

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES									Mixed Use Residential Component	Maximum Number of Bedrooms
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit			
City	Rye	R-1	One-Family District		Yes	43,560 SF	As of Right	No	No	No	No	Not Defined	As of Right*	See comments*	No	No	
City	Rye	R-2	One-Family District		Yes	21,780 SF	As of Right	No	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	R-3	One-Family District		Yes	21,780 SF Flood Hazard Areas 14,520 SF All Other Areas	As of Right	No	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	R-4	One-Family District		Yes	21,780 SF Flood Hazard Areas 10,000 SF All Other Areas	As of Right	No	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	R-5	One-Family District		Yes	21,780 SF Flood Hazard Areas, 7,500 SF All Other Areas	As of Right	No	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	R-6	One-Family District		Yes	21,780 SF Flood Hazard Areas, 6,000 SF All Other Areas	As of Right	No	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	RS	School and Church District		Yes	21,780 SF Single-Family House, 14,520 SF Other Permitted Use	As of Right	No	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	RT	Two-Family District		Yes	5,000 SF Single-Family House, 3,000 SF Two-Family House	As of Right	As of Right**	No	No	No	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	RA-1	Garden Apartment District		Yes	5,000 SF Single-Family House, 5,000 SF Two-Family House, 5,000 SF Apartment House	As of Right	As of Right	As of Right	As of Right	As of Right**	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	RA-2	Apartment District		Yes	5,000 SF Single-Family House, 3,500 SF Two-Family House, 3,500 SF Apartment House	As of Right	As of Right	As of Right	As of Right	As of Right	Not Defined	As of Right*	*See note in R-1	No	No	

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES									Mixed Use Residential Component	Maximum Number of Bedrooms
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit			
City	Rye	RA-3	Apartment District		Yes	5,000 SF Single-Family House, 3,000 SF Two-Family House, 2,500 SF Apartment House	As of Right	As of Right	As of Right	As of Right	As of Right	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	RA-4	Apartment District		Yes	5,000 SF Single-Family House, 3,000 SF Two-Family House, 2,500 SF Apartment House	As of Right	As of Right	As of Right	As of Right	As of Right	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	RA-5	Senior Citizen Apartment District		Yes	43,560 SF Apartments for senior citizens and handicapped persons, 800 SF per Unit	No	No	No	No	As of Right**	Not Defined	As of Right*	*See note in R-1	No	No	
City	Rye	B-1	Neighborhood Business District		Yes	5,000 SF Single-Family House, 8,000 SF Two-Family House, Not specified for Apartments, Not specified for All Other Main Buildings of Residential Uses	As of Right	As of Right**	As of Right***, Special Use****	As of Right***, Special Use****	As of Right****, Special Use****	Not Defined	As of Right*	*See note in R-1	Yes	No	
City	Rye	B-2	Central Business District		Yes	5,000 SF Lodging House, 2,500 SF Hotel, Other Not specified for Dwellings, Not specified for All Other Main Buildings of Residential Uses	As of Right**	As of Right**	As of Right**, ***	As of Right**, ***	As of Right**, ***	Not Defined	Special Use*, **	*See note in R-1, **Residence for caretaker or watchman necessary for protection of main use.	Yes	No	

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES									Mixed Use Residential Component	Maximum Number of Bedrooms
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit			
City	Rye	B-3	Beach Business District		Yes	5,000 SF Single-Family House, 3,000 SF Two-Family House, Not specified for All Other Main Buildings of Residential Uses	As of Right	As of Right**	Special Use***	Special Use***	Special Use***	Not Defined	Special Use*	*See note in R-1	No	No	
City	Rye	B-4	Office Building District	no	Yes	21,780 SF Nonresidential Uses Permitted in R-2 Districts, 304,920 SF Office Buildings	No	No	No	No	No	Not Defined	As of Right*, **	*See note in R-1	No	NA	
City	Rye	B-5	Interchange Office Building District	no	Yes	21,780 SF Nonresidential Uses Permitted in R-2 Districts, 130,680 SF Office Buildings, 3,000 SF Hotel	No	No	No	No	No	Not Defined	No	NA	No	NA	
City	Rye	B-6	General Building District	no	Yes	Not specified	No	No	No	No	No	Not Defined	No	NA	No	NA	
City	Rye	B-7	Waterfront Business District	no	Yes	Not specified	No	No	No	No	No	Not Defined	No	NA	No	NA	
City	Rye	A Core CBD	A Core Central Business District		No	Not specified	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Not Defined	Overlay District	Overlay District	Overlay District	Overlay District	
City	Rye	B Peripheral CBD	B Peripheral Central Business District		No	Not specified	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Not Defined	Overlay District	Overlay District	Overlay District	Overlay District	
City	Rye	C Remainder	C Remainder of City of Rye		No	Not specified	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Not Defined	Overlay District	Overlay District	Overlay District	Overlay District	

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES									Mixed Use Residential Component	Maximum Number of Bedrooms
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit			
City	Rye	RFWP*	Residential Floodplain and Wetland Preservation District		Yes	435,600 Single-Family House, Not specified Two-Family House*, Not specified Apartment House*	As of Right	As of Right	As of Right	As of Right	As of Right	Not Defined	No	NA	No	No	
City	Rye	LPD	Landmarks Preservation District		No	Not specified	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Not Defined	Overlay District	Overlay District	Overlay District	Overlay District	
City	Rye	LPD - A	Landmarks Preservation District - A		No	958,320 SF	As of Right	As of Right*, **	As of Right*, **	As of Right**	As of Right*, **	Not Defined	No	NA	No	No	
City	Rye	MC	Membership Club District		Yes	326,700 SF Membership Club, 43,560 SF Single-Family House	Special Use	No	No	No	Special Use**	Not Defined	Special Use*	*See note in R-1	Yes**	No	
City	Rye	WR	Waterfront Recreation District	no	Yes	Not specified Public Recreation, 326,700 Private Recreation	No	No	No	No	No	Not Defined	No	NA	No	NA	
City	Rye	C	Conservation District	no	Yes	Not specified Nature Preserves	No	No	No	No	No	Not Defined	Special Use*	*Appurtenant service buildings including caretaker's and equipment housing,	Yes*	No	

T/C/N	Municipality	Zoning District	Name of District	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Rye	R-1	One-Family District	No	No	NA	35 FT	20 FT/50 FT	Not specified	10% (Religious Headquarters Only), otherwise not specified.	Not specified	1,000 SF Single Family House	0.15
City	Rye	R-2	One-Family District	No	No	NA	35 FT	15 FT/40 FT	Not specified	10% (Religious Headquarters Only), otherwise not specified.	Not specified	1,000 SF Single Family House	0.20
City	Rye	R-3	One-Family District	No	No	NA	30 FT	12 FT /30 FT	Not specified	Not specified	Not specified	1,000 SF Single Family House	0.25
City	Rye	R-4	One-Family District	No	No	NA	30 FT	10 FT/25 FT	Not specified	Not specified	Not specified	1,000 SF Single Family House	0.30
City	Rye	R-5	One-Family District	No	No	NA	30 FT	8 FT/20 FT	Not specified	Not specified	Not specified	1,000 SF Single Family House	0.35
City	Rye	R-6	One-Family District	No	No	NA	25 FT	8 FT/20 FT	Not specified	Not specified	Not specified	1,000 SF Single Family House	0.40
City	Rye	RS	School and Church District	No	No	NA	30 FT Single-Family House, 50 Other Permitted Use	12 FT/30 FT Single-Family House; 1/2 height, minimum 12 FT/40 FT All Other Uses	Not specified	Not specified	Not specified	1,000 SF Single Family House	0.40
City	Rye	RT	Two-Family District	No	No	No	25 FT	8 FT/20 FT	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House	0.45
City	Rye	RA-1	Garden Apartment District	No	No	No	25 FT Single-Family House, 25 FT Two-Family House, 70 FT Apartment Houses	8 FT/20 FT Single-Family House; 50 FT/100 FT Apartment Houses, if all habitable rooms in DU face side yard min. width 30 FT for opposite side yard	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.40
City	Rye	RA-2	Apartment District	No	No	No	25 FT	8 FT/20 FT Single-Family House; 20 FT /50 FT Apartment Houses, if all habitable rooms in DU face side yard min. width 30 FT for opposite side yard	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.45

T/C/V	Municipality	Zoning District	Name of District	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Rye	RA-3	Apartment District	No	No	No	25 FT	8 FT/20 FT Single-Family House; 20 FT/40 FT Apartment Houses, if all habitable rooms in DU face side yard min. width 30 FT for opposite side yard	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.50
City	Rye	RA-4	Apartment District	No	No	No	25 FT	8 FT/20 FT Single-Family House; 20 FT /40 FT Apartment Houses, if all habitable rooms in DU face side yard min. width 30 FT for opposite side yard and	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.50
City	Rye	RA-5	Senior Citizen Apartment District	No	No	No	25 FT	40 FT, if all habitable rooms in DU face side yard min. width 30 FT for opposite side yard	Not specified	Not specified	Not specified	400 SF All DUs	1.00
City	Rye	B-1	Neighborhood Business District	No	No	No	25 FT Single-Family House, 25 FT Two-Family House, 10 FT Apartment Houses, For All Other Uses See RYC Note 5, for Permitted Residential Units review Residential Zones	8 FT/20 FT Single-Family Houses and Two-Family Houses; for other uses see RYC Note 5, for Permitted Residential Units review Residential Zones	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	.50 Single-Family House, .50 Two-Family House, 1.0 Apartment Houses, .50 All Other Main Buildings
City	Rye	B-2	Central Business District	No	No	No	20 FT Lodging House, 20 FT Hotel Other, for DU and All Other Main Buildings See RYC Note 5, for Permitted Residential Units review Residential Zones	8 FT/20 FT for Lodging House; 15 FT/40 FT for Hotel Other; for DUs and All Other Main Buildings See RYC Note 5 for Permitted Residential Units review Residential Zones	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up, ****an average of 500 SF for all DUs in the same building or group of related buildings	2.00

T/C/N	Municipality	Zoning District	Name of District	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Rye	B-3	Beach Business District	No	No	No	25 FT, fir All other Main Buildings also see RYC Note 5, for Other Permitted Residential Units review Residential Zones	8 FT/20 FT Single-Family Houses and Two-Family Houses; 12 FT/24 FT All Other Main Buildings, also see RYC Note 5	Not specified	Not specified	35% for Apartments, See RYC Note 7	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.50
City	Rye	B-4	Office Building District	NA	No	NA	35 FT Nonresidential Uses Permitted in R-2 Districts, 100 FT Office Buildings	15 FT/40 FT Nonresidential Uses Permitted in R-2 Districts; 100 FT/100 FT Office Buildings; for all uses see RYC Note 5	Not specified	15% For Office Buildings	Not specified	NA	0.30
City	Rye	B-5	Interchange Office Building District	NA	No	NA	35 FT Nonresidential Uses Permitted in R-2 Districts, 100 FT Office Buildings-125 FT on Non-Limited County Access Roads, 100 FT Hotels	15 FT/40 FT Nonresidential Uses Permitted in R-2 Districts, also see RYC Note 5 for these uses; 50 FT/125 FT Office Buildings and Hotels	Not specified	Not specified	Not specified	NA	0.30 Nonresidential Uses Permitted in R-2 Districts, 0.50 Office Buildings , 0.45 Hotel
City	Rye	B-6	General Building District	NA	No	NA	See RYC Note 5	See RYC Note 5 for one side	Not specified	Not specified	Not specified	NA	0.75
City	Rye	B-7	Waterfront Business District	NA	No	NA	5 FT and See RYC Note 5	See RYC Note 5 for one side	Not specified	Not specified	Not specified	NA	0.35
City	Rye	A Core CBD	A Core Central Business District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District
City	Rye	B Peripheral CBD	B Peripheral Central Business District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District
City	Rye	C Remainder	C Remainder of City of Rye	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District

T/C/V	Municipality	Zoning District	Name of District	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	Rye	RFWP*	Residential Floodplain and Wetland Preservation District	No	No	NA	85 FT	See RYC Note 3	Varies, see formula in RYC Note	The maximum permitted coverage of the site by all buildings shall not exceed (2,600) square FT times the number of approved DUs in the R-1 District and 1,700 square FT times the number of approved DUs in the R-2 District	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	2.5X Maximum permitted coverage of the site by all buildings
City	Rye	LPD	Landmarks Preservation District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District	Overlay District
City	Rye	LPD - A	Landmarks Preservation District - A	No	No	see comment*	None specified	None specified	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.15
City	Rye	MC	Membership Club District	No	No	No	35 FT Single Family House, Otherwise Not specified	20 FT/50 FT Single-Family Homes, Otherwise Not specified	Not specified	Not specified	Not specified	1,000 SF Single Family House, 1,000 SF Two Family House, 750 SF Average for Three DUs and Up	0.10 Membership Club, .15 Single-Family House
City	Rye	WR	Waterfront Recreation District	NA	No	NA	Not specified	Not specified	Not specified	Not specified	Not specified	NA	Not specified for Public Recreation, .10 Private Recreation
City	Rye	C	Conservation District	No	No	NA	Not specified	Not specified	Not specified	see comment*	Not specified	NA	See RYC Note 4

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Rye	R-1	One-Family District	No portions of a detached garage or other accessory structure shall be provided with cooking facilities or otherwise equipped as a housekeeping unit except for occupancy by domestic employees of the owners or tenants of the main building. Any such accessory building so used shall have the same front, side and rear yards as are required of a principal residential building in that district.	No	No	No	No
City	Rye	R-2	One-Family District		No	No	No	No
City	Rye	R-3	One-Family District		No	No	No	No
City	Rye	R-4	One-Family District		No	No	No	No
City	Rye	R-5	One-Family District		No	No	No	No
City	Rye	R-6	One-Family District		No	No	No	No
City	Rye	RS	School and Church District		No	No	No	No
City	Rye	RT	Two-Family District	**A detached house on its own lot for not more than two families or housekeeping units, or a house for not more than one family on each side of a party wall: such house shall be deemed a single main building	No	No	No	No
City	Rye	RA-1	Garden Apartment District	**See RYC Note 1	No	No	No	No
City	Rye	RA-2	Apartment District		No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Rye	RA-3	Apartment District		No	No	No	No
City	Rye	RA-4	Apartment District		No	No	No	No
City	Rye	RA-5	Senior Citizen Apartment District	**Apartments for senior citizens and handicapped. A detached residence for three or more families or housekeeping units or a group of buildings housing three or more families on one lot, undertaken by private non-profit sponsors with public financial assistance, subject to the requirements of § 197-7.	No	No	No	No
City	Rye	B-1	Neighborhood Business District	**A detached house on its own lot for not more than two families or housekeeping units, or a house for not more than one family on each side of a party wall: such house shall be deemed a single main building, ***Second-floor dwellings. DUs on the second floor of a building where the first floor contains a nonresidential main use, subject to the requirements and limitations, see RYC Note 2., ****DUs housing three or more families on one lot fronting on Boston Post Road between Purchase Street and Purdy Avenue, except for those properties also fronting on Purdy Avenue. [Added 7-17-1996 by L.L. No. 6-1996]	No	No	No	No
City	Rye	B-2	Central Business District	**DUs. Any number of DUs, except on the first floor, unless the Planning Commission finds that the first-floor units are in an existing building currently with first-floor DUs; located on Purchase Street; in the A Parking District; and at least 55 FT from Purchase Street; and provided that a structure with six or more DUs shall be subject to the requirements of § 197-7. [Amended 2-15-1995 by L.L. No. 2-1995], ***DUs housing three or more families on one lot fronting on Boston Post Road between Purchase Street and Purdy Avenue, except for those properties also fronting on Purdy Avenue. [Added 7-17-1996 by L.L. No. 6-1996], ****500SF & 750 are in contradiction in this zone	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Rye	B-3	Beach Business District	<p>**A detached house on its own lot for not more than two families or housekeeping units, or a house for not more than one family on each side of a party wall: such house shall be deemed a single main building, ***Apartments. A detached residence for three or more families or housekeeping units or a group of buildings housing three or more families or housekeeping units on one lot, subject to the provisions of §§ 197-7 and 197-8 and all &her applicable apartment use regulations of this chapter, and subject to the density and dimensional regulations that apply to apartments in RA-2 Districts, except that for DUs containing only one bedroom, the minimum lot area per DU may be reduced to 3,000 square FT, and for DUs containing three or more bedrooms, it shall be increased to 4,000 square FT, and that the maximum percentage of the lot that may be covered by buildings, parking areas and vehicular drives shall be 35% and the minimum lot size shall be six acres.</p> <p>[Amended 5-1-1969 by Ord. No. 1-1969]</p>	No	No	No	No
City	Rye	B-4	Office Building District	**Accessory unit is permitted though single family housing is not.	No	No	No	No
City	Rye	B-5	Interchange Office Building District		No	No	No	No
City	Rye	B-6	General Building District		No	No	No	No
City	Rye	B-7	Waterfront Business District		No	No	No	No
City	Rye	A Core CBD	A Core Central Business District	Overlay District	No	No	No	No
City	Rye	B Peripheral CBD	B Peripheral Central Business District	Overlay District	No	No	No	No
City	Rye	C Remainder	C Remainder of City of Rye	Overlay District	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	Rye	RFWP*	Residential Floodplain and Wetland Preservation District	*Text and table are in conflict. Text notes that the this overlay will apply to R-1 and R-2 districts in which lots are 10 acres or larger with 25% of the lot being a wetland or in a special flood zone. If these uses are only R-1 and R-2 only Single-Family houses would be permitted., **Floating District	No	No	No	No
City	Rye	LPD	Landmarks Preservation District	Overlay District	No	No	No	No
City	Rye	LPD - A	Landmarks Preservation District - A	Jay Manson Only: A detached single-family residence for not more than one family or a multi-family residence for not more than three DUs and not more than one family per DU, as required by and subject to the requirements of 197-13.2, **Carriage House Only: A detached single-family residence for not more than one family or a multifamily residence for not more than six DUs and not more than one family per DU, as required by and subject to the requirements of 197-13.2	No	No	No	No
City	Rye	MC	Membership Club District	**Residences for caretakers and staff; seasonal residences for club members and guests.	No	No	No	No
City	Rye	WR	Waterfront Recreation District		No	No	No	No
City	Rye	C	Conservation District	*Total development coverage may not exceed 10% of site, nor may development have an aggregate gross floor or surface area greater than one-half of one percent of the site.	No	No	No	No

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Rye Brook	R-25	One-Family Residential District		Yes	25,000	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-20	One-Family Residential District		Yes	20,000	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-15	One-Family Residential District		Yes	15,000	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-15A	One-Family Residential District		Yes	15,000	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-12	One-Family Residential District		Yes	12,500	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-10	One-Family Residential District		Yes	10,000	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-7	One-Family Residential District		Yes	7,500	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R-5	One-Family Residential District		Yes	5,000	As of Right	No	No	No	No	None	No	None	None
Village	Rye Brook	R2-F	Two-Family Residential District		Yes	5,000	As of Right	As of Right	No	No	No	None	No	None	None
Village	Rye Brook	RA-1	Restricted Multifamily District		Yes	435,600 + 2,000 square FT/family	As of Right	As of Right	No	No	As of Right	None	No	None	None
Village	Rye Brook	OB-1	Campus/Office Building District		Yes	653,400	Special Use	No	No	No	No (Note 1)	None	No	None	None
Village	Rye Brook	OB-2	Office Building District		Yes	217,800 (for office and professional buildings and research and testing laboratories)	Special Use	No	No	No	No	None	No	None	None
Village	Rye Brook	OB-3	Office Building District	no	Yes	217,800	Special Use	No	No	No	No	None	No	None	None
Village	Rye Brook	OB-S	Office Building and Business District		Yes	130,680	Special Use	Special Use	No	No	Special Use	None	No	None	None
Village	Rye Brook	C1-P	Planned Neighborhood Retail District		Yes	43,560	As of Right	As of Right	No	No	As of Right	None	No	None	None
Village	Rye Brook	C1	Neighborhood Retail District		Yes	13,000	As of Right	As of Right	No	No	As of Right	None	No	None	None
Village	Rye Brook	H-1	Hotel District		Yes	522,720	Yes *	No	No	No	Yes *	None	No	None	None

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Rye Brook	P.U.D.	Planned Unit Development		Yes	1,306,800	As of Right*	As of Right*	No	No	As of Right*	None	No	None	None
Village	Rye Brook	Z-1	Airport Overlay Zone		Yes	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	None	No	None	Overlay
Village	Rye Brook	Z-2	Airport Overlay Zone		Yes	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	None	No	None	Overlay
Village	Rye Brook	Z-3	Airport Overlay Zone		Yes	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	None	No	None	Overlay
Village	Rye Brook	Z-4	Airport Overlay Zone		Yes	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	None	No	None	Overlay
Village	Rye Brook	SROD	Scenic Road Overlay District		Yes	Overlay	Overlay	Overlay	Overlay	Overlay	Overlay	None	No	None	Overlay

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
Village	Rye Brook	R-25	One-Family Residential District	None	None	None	NA	45 FT	15 FT/40 FT	NA	NA
Village	Rye Brook	R-20	One-Family Residential District	None	None	None	NA	45 FT	15 FT/40 FT	NA	NA
Village	Rye Brook	R-15	One-Family Residential District	None	None	None	NA	45 FT	15 FT/40 FT	NA	NA
Village	Rye Brook	R-15A	One-Family Residential District	None	None	None	NA	45 FT	15 FT/40 FT	NA	NA
Village	Rye Brook	R-12	One-Family Residential District	None	None	None	None	None	None	None	None
Village	Rye Brook	R-10	One-Family Residential District	None	None	None	None	None	None	None	None
Village	Rye Brook	R-7	One-Family Residential District	None	None	None	None	None	None	None	None
Village	Rye Brook	R-5	One-Family Residential District	None	None	None	None	None	None	None	None
Village	Rye Brook	R2-F	Two-Family Residential District	None	None	None	None	None	None	None	None
Village	Rye Brook	RA-1	Restricted Multifamily District	None	None	None	None	None	None	None	None
Village	Rye Brook	OB-1	Campus/Office Building District	None	None	None	None	None	None	None	None
Village	Rye Brook	OB-2	Office Building District	None	None	None	None	None	None	None	None
Village	Rye Brook	OB-3	Office Building District	None	None	None	None	None	None	None	None
Village	Rye Brook	OB-S	Office Building and Business District	None	None	None	None	None	None	None	None
Village	Rye Brook	C1-P	Planned Neighborhood Retail District	None	None	None	None	None	None	None	None
Village	Rye Brook	C1	Neighborhood Retail District	None	None	None	None	None	None	None	None
Village	Rye Brook	H-1	Hotel District	None	None	Attached or detached single family or multi-family allowed on certain sites. See Note.	None	175 FT	175 FT (this setback is required from all property lines)	For hotel, 13 sleeping rooms/acre.	For hotel and accessory building, 12% of site.

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
Village	Rye Brook	P.U.D.	Planned Unit Development	None	None	Listed as type of development allowed in PUD District.	None			For residential part of site, 9,000 SF of floor area per gross acre, but not to exceed six d.u.'s/gross acre.	None
Village	Rye Brook	Z-1	Airport Overlay Zone	None	None	Overlay	None	Overlay	Overlay	Overlay	Overlay
Village	Rye Brook	Z-2	Airport Overlay Zone	None	None	Overlay	None	Overlay	Overlay	Overlay	Overlay
Village	Rye Brook	Z-3	Airport Overlay Zone	None	None	Overlay	None	Overlay	Overlay	Overlay	Overlay
Village	Rye Brook	Z-4	Airport Overlay Zone	None	None	Overlay	None	Overlay	Overlay	Overlay	Overlay
Village	Rye Brook	SROD	Scenic Road Overlay District	None	None	Overlay	None	Overlay	Overlay	Overlay	Overlay

T/CN	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
Village	Rye Brook	R-25	One-Family Residential District	NA	1,500	NA	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-20	One-Family Residential District	NA	1,500	NA	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-15	One-Family Residential District	NA	1,500	NA	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-15A	One-Family Residential District	NA	1,500	NA	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-12	One-Family Residential District	None	1,500	None	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-10	One-Family Residential District	None	1,500	None	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-7	One-Family Residential District	None	1,000	None	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R-5	One-Family Residential District	None	1,000	None	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u.	None	None	None	None
Village	Rye Brook	R2-F	Two-Family Residential District	None	None	None	Max. gross floor area of main building calculated as: 4,000+ [(Lot Area-21,780)]x0.11478421. Min. usable open space: 1,200 SF/d.u. Existing dwelling as of 7/24/84 may be converted for use by more than one family provided floor space has min. 750 SF/family to be housed (exclusive of basement and attic areas).	None	None	None	None
Village	Rye Brook	RA-1	Restricted Multifamily District	None	None	None	Min. usable open space: 1,200 SF/d.u. Site plan review required for 10+ units or if more than one building. Existing dwelling as of 7/24/84 may be converted for use by more than one family provided floor space has min. 750 SF/family to be housed (exclusive of basement and attic areas).	None	None	None	None
Village	Rye Brook	OB-1	Campus/Office Building District	60%	None	0.25 for sites less than 30 acres. 0.30 for sites 30+ acres.	In executive learning center, no more than 13 sleeping rooms/acre and each room shall have area of at least 225 SF	None	None	None	None
Village	Rye Brook	OB-2	Office Building District	None	None	None		None	None	None	None
Village	Rye Brook	OB-3	Office Building District	12%	None	None		None	None	None	None
Village	Rye Brook	OB-S	Office Building and Business District	25%	1,500	0.3		None	None	None	None
Village	Rye Brook	C1-P	Planned Neighborhood Retail District	None	None	0.4		None	None	None	None
Village	Rye Brook	C1	Neighborhood Retail District	None	None	1		None	None	None	None
Village	Rye Brook	H-1	Hotel District	None	For hotel, 225 SF For single family and multi-family, 2,000 SF. See Note.	0.25	* Note: On existing parcels of at least 15 acres and no more than 20 acres, attached or detached single family and multi-family allowed as part of conservation subdivision. Density not to exceed 3.5 d.u./acre, units not to be less than 2,000 SF/unit and not more than 3,000 SF/unit. See 250-34b.	None	None	None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
Village	Rye Brook	P.U.D.	Planned Unit Development	None	None	None	Floating zone. All uses, density and design part of concept plan reviewed by Planning Board and approved by Village Board. Senior living facilities allowed, but excluding nursing homes. Buffer areas, recreation areas required.	None	None	None	None
Village	Rye Brook	Z-1	Airport Overlay Zone	Overlay	Overlay	Overlay	Overlay district. Height limits for all structures related to distance to runways at the Westchester County Airport.	None	None	None	None
Village	Rye Brook	Z-2	Airport Overlay Zone	Overlay	Overlay	Overlay	Overlay district. Height limits for all structures related to distance to runways at the Westchester County Airport.	None	None	None	None
Village	Rye Brook	Z-3	Airport Overlay Zone	Overlay	Overlay	Overlay	Overlay district. Height limits for all structures related to distance to runways at the Westchester County Airport.	None	None	None	None
Village	Rye Brook	Z-4	Airport Overlay Zone	Overlay	Overlay	Overlay	Overlay district. Height limits for all structures related to distance to runways at the Westchester County Airport.	None	None	None	None
Village	Rye Brook	SROD	Scenic Road Overlay District	Overlay	Overlay	Overlay	Overlay district. Increased minimum front yard setback requirements (underlying setback x 1.5). Additional requirements for vegetative buffer, landscaping; parking restricted in setbacks.	None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
Town/Village	Scarsdale	AA-1	One-Family Residence		Yes	87,120	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	A-1	One-Family Residence		Yes	43,560	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	A-2	One-Family Residence		Yes	20,000	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	A-2a	One-Family Residence		Yes	15,000	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	A-3	One-Family Residence		Yes	10,000	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	A-4	One-Family Residence		Yes	7,500	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	A-5	One-Family Residence		Yes	5,000	As of Right*	No	No	No	No	None	No	NA	No	
Town/Village	Scarsdale	C	Residence		Yes	5,000	As of Right*	As of Right	As of Right	As of Right	As of Right	None	No	NA	Yes	
Town/Village	Scarsdale	Buffer Parking	Buffer Parking District	no	No	No	No	No	No	No	No	None	No	No	No	
Town/Village	Scarsdale	A	Business A District	no	Yes	Not Listed	No	No	No	No	No	None	Yes	Must be above ground floor and building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	Yes*	

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES							Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)		
Town/Village	Scarsdale	VCR-2	Village Center Retail - 2	no	Yes	Not Listed	No	No	No	No	No	None	Yes	A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	Yes
Town/Village	Scarsdale	VCR-1	Village Center Retail - 1	no	Yes	Not Listed	No	No	No	No	No	None	Yes	A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	Yes
Town/Village	Scarsdale	VCR-.8	Village Center Retail - .8	no	Yes	Not Listed	No	No	No	No	No	None	No	A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	No
Town/Village	Scarsdale	VCO-2	Village Center Office - 2	no	Yes	Not Listed	No	No	No	No	No	None	Yes	A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	Yes
Town/Village	Scarsdale	VCO-.8	Village Center Office - .8	no	Yes	Not Listed	No	No	No	No	No	None	Yes	A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	Yes
Town/Village	Scarsdale	PUD-.8-1.4	Planned Unit Development - .8 - 1.4		Yes	Not Listed	As of Right	As of Right	As of Right	As of Right	As of Right	None	No	N/A	Yes

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								Mixed Use Residential Component
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	
Town/Village	Scarsdale	PUD-1	Planned Unit Development - 1		Yes	Not Listed	As of Right	As of Right	As of Right	As of Right	As of Right	None	No	N/A	Yes
Town/Village	Scarsdale	C	Business C District	no	Yes	Not Listed	No	No	No	No	No	None	No	N/A	No

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town/Village	Scarsdale	AA-1	One-Family Residence	No	No	none	N/A	75	30 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	A-1	One-Family Residence	No	No	none	N/A	50	20 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	A-2	One-Family Residence	No	No	none	N/A	40	15 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	A-2a	One-Family Residence	No	No	none	N/A	40	15 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	A-3	One-Family Residence	No	N0	none	N/A	30	10 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	A-4	One-Family Residence	No	No	none	N/A	30	10 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	A-5	One-Family Residence	No	No	none	N/A	30	10 feet from each lot line	none	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	C	Residence	No	No	none	N/A	30	10	1 DU/2000SF lot area	Scaled based on lot size. Range saved to file folder	Scaled based on lot size. Range saved to file folder	For FAH units only. See chart in server file	Range based on lot size. See file in server folder
Town/Village	Scarsdale	Buffer Parking	Buffer Parking District	No	No	none	N/A	none	none	none	None	None	None	none
Town/Village	Scarsdale	A	Business A District	No	No	none	must be above ground floor	none	none	none	None	None	None	2

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town/Village	Scarsdale	VCR-2	Village Center Retail - 2	No	No	none	must be above ground floor	none	none	none	None	None	None	2
Town/Village	Scarsdale	VCR-1	Village Center Retail - 1	No		none	must be above ground floor	none	none	none	None	None	None	1
Town/Village	Scarsdale	VCR-.8	Village Center Retail - .8	No	N0	none	N/A	none	none	none	None	None	None	0.8
Town/Village	Scarsdale	VCO-2	Village Center Office - 2	No	No	none	must be above ground floor	none	none	none	None	None	None	2
Town/Village	Scarsdale	VCO-.8	Village Center Office - .8	No	No	none	must be above ground floor	none	none	none	None	None	None	0.8
Town/Village	Scarsdale	PUD-.8-1.4	Planned Unit Development - .8 - 1.4	No	No	none	10% must be dedicated to senior citizens with priority for Scarsdale residents	none	none	none	None	None	None	0.8

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town/Village	Scarsdale	PUD-1	Planned Unit Development - 1	No	No	none	10% of the residential floor area ratio is devoted to senior citizen housing with priority for Scarsdale residents. A "senior citizen household" is a household in which at least one resident member has attained the age of 65 years or more on the date that such household initially occupies the dwelling unit	none	none	none	None	None	None	1
Town/Village	Scarsdale	C	Business C District	NA	NA	none	N/A	none	none	N/A	12000	None	None	none

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town/Village	Scarsdale	AA-1	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	A-1	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	A-2	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	A-2a	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	A-3	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	A-4	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	A-5	One-Family Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	C	Residence	*Houses wich exceed 15,000 SF in size require a Special Permit from Zoning Board of Appeals	NONE	NONE	None	NONE
Town/Village	Scarsdale	Buffer Parking	Buffer Parking District		NONE	NONE	NONE	NONE
Town/Village	Scarsdale	A	Business A District	*A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	NONE	NONE	NONE	NONE

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town/Village	Scarsdale	VCR-2	Village Center Retail - 2		NONE	NONE	NONE	NONE
Town/Village	Scarsdale	VCR-1	Village Center Retail - 1		NONE	NONE	NONE	NONE
Town/Village	Scarsdale	VCR-.8	Village Center Retail - .8	*A building or a part thereof shall not be deemed to be "used for residence purposes" unless it is used for such purposes by persons other than a janitor or caretaker of such building or the family of such janitor or caretaker.	NONE	NONE	NONE	NONE
Town/Village	Scarsdale	VCO-2	Village Center Office - 2		NONE	NONE	NONE	NONE
Town/Village	Scarsdale	VCO-.8	Village Center Office - .8		NONE	NONE	NONE	NONE
Town/Village	Scarsdale	PUD-.8-1.4	Planned Unit Development - .8 - 1.4	FAR may be increased up to a max. of 1.4.	NONE	NONE	NONE	NONE

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town/Village	Scarsdale	PUD-1	Planned Unit Development - 1	S of Popham Rd Bridge no more than 10% of FAR for nonresidential purpose	NONE	NONE	NONE	NONE
Town/Village	Scarsdale	C	Business C District		NONE	NONE	NONE	NONE

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Sleepy Hollow	R-1	One-Family Residence/Open Development		Yes	43,560	As of Right	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	R-2	One-Family Residence/Low Density		Yes	10,000	As of Right	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	R-2A	One-Family Residence/Low Density		Yes	15,000	As of Right	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	R-3	One-Family Residence/Moderate Density		Yes	5,000	As of Right	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	R-4	One- and Two-Family Residence		Yes	4,000	As of Right	As of Right	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	R-5	Multiple Residence/Moderate Density		Yes	4000 (One and Two Family); Multi-Family: 5,000 sf for first 3 DUs plus 1,500 for each additional du; Attached dwelling: 10,000	As of Right	As of Right	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs	No	NA	No
Village	Sleepy Hollow	R-6	Multiple Residence/High Density		Yes	4000 (One and Two Family); Multi-Family: 10,000 sf for first 15 DUs plus 500 for each additional du; Attached dwelling: 10,000	As of Right	As of Right	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs	No	NA	No
Village	Sleepy Hollow	H	Hospital	no	Yes	435,600	No	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	C-1	Highway Commercial	no	Yes	None	No	No	No	No	No	A building or portion thereof containing three or more DUs	No	NA	Yes

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Village	Sleepy Hollow	C-2			Yes	4000 (One and Two Family); Multi-Family: 5,000 sf for first 3 DUs plus 1,500 for each additional du; Attached dwelling: 10,000	As of Right	As of Right	As of Right	As of Right	As of Right	A building or portion thereof containing three or more DUs	No	NA	Yes
Village	Sleepy Hollow	M	Manufacturing	no	No	No Minimum	No	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	CEM	Cemetery	no	Yes	130,680	No	No	No	No	No	Not permitted	As of Right	Caretaker's residence is permitted	No
Village	Sleepy Hollow	P	Park	no	Yes	43,560	No	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	PP	Public Parking Area	no	Yes	None	No	No	No	No	No	Not permitted	No	NA	No
Village	Sleepy Hollow	RF	Riverfront Development		Yes	20 acres or 871,200	Special Use	Special Use	Special Use	Special Use	Special Use	A building or portion thereof containing three or more DUs	No	Living quarters for owners, caretakers or watchmen and their families are allowed	Yes
Village	Sleepy Hollow	R-4A	Residence/Commercial One and Two Family		Yes	4,000 sf (for residence); No restriction for commercial use	As of Right	As of Right	No	No	No	Not permitted	No	NA	
Village	Sleepy Hollow	Overlay (proposed)	Proposed Southern Riverfront Development Overlay District		No										

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Sleepy Hollow	R-1	One-Family Residence/Open Development	None	None	Not permitted	Not allowed	None	None	15% (for residence)	None
Village	Sleepy Hollow	R-2	One-Family Residence/Low Density	None	None	Not permitted	Not allowed	None	None	20%	None
Village	Sleepy Hollow	R-2A	One-Family Residence/Low Density	None	None	Not permitted	Not allowed	None	None	20%	None
Village	Sleepy Hollow	R-3	One-Family Residence/Moderate Density	None	None	Not permitted	Not allowed	None	None	30%	None
Village	Sleepy Hollow	R-4	One- and Two-Family Residence	None	None	Not permitted	Not allowed	None	None	35% (for residence)	None
Village	Sleepy Hollow	R-5	Multiple Residence/Moderate Density	None	None	"Attached or Row Dwelling" is defined as a dwelling, the walls on two sides of which are in common with the walls of adjoining dwellings and are party or lot line walls.	none	None	None	35% (for residence); 30% (for multiple dwelling on single lot); 20% for planned residence development	None
Village	Sleepy Hollow	R-6	Multiple Residence/High Density	None	None	"Attached or Row Dwelling" is defined as a dwelling, the walls on two sides of which are in common with the walls of adjoining dwellings and are party or lot line walls.	none	None	None	35% (for residence); 25% (for multiple dwelling on single lot); 20% for planned residence development	None
Village	Sleepy Hollow	H	Hospital	None	None	Not permitted	Not allowed	None	None	25% (total)	None
Village	Sleepy Hollow	C-1	Highway Commercial	None	None	Not permitted	None	None	None	60% (commercial or mixed use); 35% (planned development group)	None

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling
Village	Sleepy Hollow	C-2		None	None	"Attached or Row Dwelling" is defined as a dwelling, the walls on two sides of which are in common with the walls of adjoining dwellings and are party or lot line walls.	None	None	None	35% (for residence); 60% (for commercial or mixed use); 35% (for planned development group)	None
Village	Sleepy Hollow	M	Manufacturing	None	None	Not permitted	Not allowed	None	None	60%	None
Village	Sleepy Hollow	CEM	Cemetery	None	None	Not permitted	Not allowed	None	None	None	None
Village	Sleepy Hollow	P	Park	None	None	Not permitted	Not allowed	None	None	None	None
Village	Sleepy Hollow	PP	Public Parking Area	None	None	Not permitted	Not allowed	None	None	None	None
Village	Sleepy Hollow	RF	Riverfront Development	None	None	Not permitted	None	19.8 DUs per acre (or 2,200 sf per du)	35%	70% (all impervious surfaces)	None
Village	Sleepy Hollow	R-4A	Residence/Commercial One and Two Family	None	None	Not permitted	Not allowed	None	None	35% (residence); 60% (commercial)	None
Village	Sleepy Hollow	Overlay (proposed)	Proposed Southern Riverfront Development Overlay District								

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Sleepy Hollow	R-1	One-Family Residence/Open Development	Max FAR ranges from 0.14 (over 80,000 sf lot) to 0.62 (3,000 sf lot)	*Word search not conducted-only available in hardcopy	*	*	*	*
Village	Sleepy Hollow	R-2	One-Family Residence/Low Density	Max FAR ranges from 0.14 (over 80,000 sf lot) to 0.62 (3,000 sf lot)					
Village	Sleepy Hollow	R-2A	One-Family Residence/Low Density	Max FAR ranges from 0.14 (over 80,000 sf lot) to 0.62 (3,000 sf lot)					
Village	Sleepy Hollow	R-3	One-Family Residence/Moderate Density	Max FAR ranges from 0.14 (over 80,000 sf lot) to 0.62 (3,000 sf lot)					
Village	Sleepy Hollow	R-4	One- and Two-Family Residence	Max FAR ranges from 0.14 (over 80,000 sf lot) to 0.62 (3,000 sf lot)					
Village	Sleepy Hollow	R-5	Multiple Residence/Moderate Density	None					
Village	Sleepy Hollow	R-6	Multiple Residence/High Density	None					
Village	Sleepy Hollow	H	Hospital	None	Continuing care retirement community is a permitted use				
Village	Sleepy Hollow	C-1	Highway Commercial	None	Non-residential on first-story level only. Mixed use not permitted if non-res use is manufacturing or automotive.				

T/C/N	Municipality	Zoning District	Name of District	F.A.R.	COMMENTS	Word Search			
						HUD	Section 8	Source Income	Choice Voucher
Village	Sleepy Hollow	C-2		None					
Village	Sleepy Hollow	M	Manufacturing	None	The table on which this information is contained was not included in the most recent zoning ordinance (2011) just received. Information contained in this chart is taken from the 1997 version.				
Village	Sleepy Hollow	CEM	Cemetery	None	The table on which this information is contained was not included in the most recent zoning ordinance (2011) just received. Information contained in this chart is taken from the 1997 version.				
Village	Sleepy Hollow	P	Park	None	The table on which this information is contained was not included in the most recent zoning ordinance (2011) just received. Information contained in this chart is taken from the 1997 version.				
Village	Sleepy Hollow	PP	Public Parking Area	None	The table on which this information is contained was not included in the most recent zoning ordinance (2011) just received. Information contained in this chart is taken from the 1997 version.				
Village	Sleepy Hollow	RF	Riverfront Development	0.8	This district was created for the former GM site. Thorough review and extensive design requirements are provided for this district.				
Village	Sleepy Hollow	R-4A	Residence/Commercial One and Two Family	Max FAR ranges from 0.14 (over 80,000 sf lot) to 0.62 (3,000 sf lot)	Uses are subject to performance standards (relating to vibration, noise, odors, etc.)				
Village	Sleepy Hollow	Overlay (proposed)	Proposed Southern Riverfront Development Overlay District		No information has been provided on this proposed overlay district				

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Somers	R10	Residence District		yes	10,000 square FT	As of Right	no	no	no	no	A building containing three or more DUs	special use	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	R40	Residence District		yes	40,000 square FT	As of Right	no	no	no	no, except in DRD	A building containing three or more DUs	special use	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	R80	Residence District		yes	80,000 square FT	As of Right	no	no	no	no, except in DRD	A building containing three or more DUs	special use	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	R120	Residence District		yes	120,000 square FT	As of Right	no	no	no	no, except in DRD	A building containing three or more DUs	special use	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	MFR-BP	Multifamily Residential		no	10 acres	As of Right	no	as of right after rezoning and site plan approval	as of right after rezoning and site plan approval	as of right after rezoning and site plan approval	A building containing three or more DUs	special use on lot with one-family residence	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	MFR-H	Multifamily Residence Hamlet		yes, once	10 acres	As of Right	no	as of right after rezoning and site plan approval	as of right after rezoning and site plan approval	as of right after rezoning and site plan approval	A building containing three or more DUs	special use on lot with one-family residence	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	DRD Use as approved by Town Board	Designed Residential Development		one DRD approved	500 acres	As of Right	no	as of right after Town Board approval	as of right after Town Board approval	as of right after Town Board approval	A building containing three or more DUs	special use on lot with one-family residence	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	specific non-residential uses permitted in DRD
Town	Somers	B-HP	Business Historic Preservation District		yes	12,000 square FT	As of Right	no	no	no	dwelling space permitted on floors above an authorized use	A building containing three or more DUs	special use on lot with one-family residence	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	yes
Town	Somers	OB-100	Office Business District		yes	100 acres (may be divided by road right-of-way)	As of Right	no	no	no	no, except in DRD	A building containing three or more DUs	special use on lot with one-family residence	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SF)	PERMITTED USES								
							Single Family	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Somers	CRO	Corporate Research/Office District		yes	150 acres	As of Right	no	no	no	no, except in DRD	A building containing three or more DUs	special use on lot with one-family residence	principal bldg constructed before 4/1/1992; min lot size 40,000 SF unless ZBA approves on smaller lot	no
Town	Somers	GP	Groundwater Protection Overlay District		yes	as per underlying district	as per underlying district	no	as per underlying district	as per underlying district	as per underlying district	as per underlying district	as per underlying district	as per underlying district	as per underlying district
Town	Somers	NS	Neighborhood Shopping District		yes	none	no	no	no	no	apartments over stores; only studio, 1-bdm and 2-bdrm units shall be permitted	A building containing three or more DUs	no	NA	yes
Town	Somers	CS	Community Shopping District		yes	none	no	no	no	no	apartments over stores; only studio, 1-bdm and 2-bdrm units shall be permitted	A building containing three or more DUs	no	NA	yes
Town	Somers	BC	Beach - Community House District	no	yes	none	no	no	no	no	no	A building containing three or more DUs	no	NA	no
Town	Somers	OLI	Office and Light Industry District	no	yes	80,000 square FT	no	no	no	no	no	A building containing three or more DUs	no	NA	no
Town	Somers	PH	Planned Hamlet District		yes	none	no	no	As of Right	As of Right	developments must include multi-family	A building containing three or more DUs	no	NA	yes, required

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Somers	R10	Residence District	no limit	no limit	no	NA	25 FT	15 FT/ 30 FT	1 unit per lot	18% / 7%	none
Town	Somers	R40	Residence District	no limit	no limit	no	NA	40 FT	30 FT/ 60 FT	1 unit per lot	6% / 3%	none
Town	Somers	R80	Residence District	no limit	no limit	no	NA	40 FT	40 FT/ 95 FT	1 unit per lot	5% / 2%	none
Town	Somers	R120	Residence District	no limit	no limit	no	NA	50 FT	50 FT/ 110 FT	1 unit per lot	4% / 2%	none
Town	Somers	MFR-BP	Multifamily Residential	4 bedrooms	studio	yes	no	75 FT from street	50 FT from any lot line except front.	3 density units per net acre plus 50% incentive increase for additional affordable units; density unit equal one 4-bedroom unit - see comments.	20%	none
Town	Somers	MFR-H	Multifamily Residence Hamlet	4 bedrooms	studio	yes	no	75 FT from street	50 FT from any lot line except front.	3 density units per acre; 10% of permitted density shall consist of affordable housing.	15%	none
Town	Somers	DRD Use as approved by Town Board	Designed Residential Development	4 bedrooms	studio	yes	maximum 6 units per structure			1 density unit per acre in R80; 2 density units per acre in R40	one-third of total area must be open space or recreation	one-third of total area must be open space or recreation
Town	Somers	B-HP	Business Historic Preservation District	no limit	no limit	no	NA	Minimum 20 FT; maximum 40 FT (average 30 FT?)	25 FT	dwelling space permitted on floors above an authorized use; otherwise 1 unit per lot	10% / 1%; Maximum principal building footprint 3,000 square FT	40%
Town	Somers	OB-100	Office Business District	no limit	no limit	no	NA	500 FT	500 FT	1 unit per lot, 80,000 SF minimum area	5% / 2%	none

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage
Town	Somers	CRO	Corporate Research/Office District	no limit	no limit	no	NA	100 FT	100 FT	1 unit per lot, 80,000 SF minimum area	4% / 2%	none
Town	Somers	GP	Groundwater Protection Overlay District	as per underlying district	as per underlying district	as per underlying district	as per underlying district	N/A	N/A	as per underlying district	as per underlying district	as per underlying district
Town	Somers	NS	Neighborhood Shopping District	2 bedrooms	studio	no	NA	Minimum of 20 FT	0 FT if property owners agree to provide common wall and 25 FT if they do not agree; if abutting a residential district, side yard shall be 40 FT.	apartments over stores	15% / 1%; maximum building footprint 10,000 square FT	65%
Town	Somers	CS	Community Shopping District	2 bedrooms	studio	no	NA	40 FT	0 FT if property owners agree to provide common wall and 25 FT if they do not agree; if abutting a residential district, side yard shall be 40 FT.	apartments over stores	18% / 1%	70%
Town	Somers	BC	Beach - Community House District	NA	NA	no	NA	N/A	N/A	no standard	none	none
Town	Somers	OLI	Office and Light Industry District	NA	NA	no	NA	40 FT	40 FT	no standard	15%	60%
Town	Somers	PH	Planned Hamlet District	4 bedrooms	studio	yes	no	40 FT	0 FT if property owners agree to provide common wall and 25 FT if they do not agree; if abutting a residential district, side yard shall be 40 FT.	Density may be increased by not more than 50% beyond the basic permitted density for provision units designated for low/moderate income families.	15%	60%

T/CN	Municipality	Zoning District	Name of District	Minimum Floor Area/ Dwelling	F.A.R.	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Town	Somers	R10	Residence District	1,000 SF	none	Congregate housing for elderly by special permit, min 10 acres, frontage NYS highway, max density 7 units per acre	None	None	None	None
Town	Somers	R40	Residence District	1,250 SF	none	Congregate housing for elderly by special permit, min 10 acres, frontage NYS highway, max density 7 units per acre				
Town	Somers	R80	Residence District	1,500 SF	none	Congregate housing for elderly by special permit, min 10 acres, frontage NYS highway, max density 7 units per acre				
Town	Somers	R120	Residence District	2,000 SF	none	Congregate housing for elderly by special permit, min 10 acres, frontage NYS highway, max density 7 units per acre				
Town	Somers	MFR-BP	Multifamily Residential	efficiency 250 SF, 1-bdrm 450, 2-bdrm 600, 3-bdrm 700, 4-bdrm 900	none	1 density unit = 1 4-bedroom, 1.5 3-bedroom, 2 2-bedroom, 2.5 1-bedroom or studio				
Town	Somers	MFR-H	Multifamily Residence Hamlet	efficiency 250 SF, 1-bdrm 450, 2-bdrm 600, 3-bdrm 700, 4-bdrm 900	none	1 density unit = 1 4-bedroom, 1.5 3-bedroom, 2 2-bedroom, 2.5 1-bedroom or studio. 15% of the basic permitted density shall consist of affordable DUs				
Town	Somers	DRD Use as approved by Town Board	Designed Residential Development	none	none	1 density unit = 1 4-bedroom, 1.5 3-bedroom, 2 2-bedroom, 2.5 1-bedroom or studio. 15% of the basic permitted density shall consist of affordable DUs				
Town	Somers	B-HP	Business Historic Preservation District	none	0.08 to 0.2 depending on lot size	At least 15% or no less than one unit, which ever is greater, of all permitted residential DUs shall consist of affordable DUs				
Town	Somers	OB-100	Office Business District	1,500 SF	none					

T/CN	Municipality	Zoning District	Name of District	Minimum Floor Area/ Dwelling	F.A.R.	COMMENTS	Word Search			
							HUD	Section 8	Source Income	Choice Voucher
Town	Somers	CRO	Corporate Research/Office District	1,500 SF	0.15					
Town	Somers	GP	Groundwater Protection Overlay District	as per underlying district	as per underlying district					
Town	Somers	NS	Neighborhood Shopping District	none	0.25 for all uses; maximum 0.18 for non-residential uses	At least 15% or no less than one unit, which ever is greater, of all permitted units shall consist of affordable units. Town Board may approve, when access to public water and sewer is provided, an increase in minimum floor area ratio from 0.25 to not more than 0.4 for all uses, but not to exceed 0.18 for nonresidential uses, when 50% of total units are affordable DUs. (1) Authorize the Planning Board to reduce the required number of parking spaces for residential and nonresidential uses to a lesser number as deemed appropriate by the Planning Board in light of the fact that noncompeting uses (residential vs. commercial) with differing peak hours of demand would be accommodated on the same site. (2) Allow an increase in the maximum permitted building height to three stories or 50 FT.				
Town	Somers	CS	Community Shopping District	none	0.20 for all uses; .18 for non-residential uses					
Town	Somers	BC	Beach - Community House District	NA	none					
Town	Somers	OLI	Office and Light Industry District	NA	0.3					
Town	Somers	PH	Planned Hamlet District	none	0.20 excluding any incentive residential density increases which may be granted by the Town Board	At least 15% of the permitted multifamily DUs shall consist of affordable DUs				

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory DU Permitted (As of Right, Special Use, No)	Restrictions on Accessory DU	Mixed Use Residential Component
Village	Tarrytown	R-80	One-Family Residence		Yes	80,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-60	One-Family Residence		Yes	60,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-40	One-Family Residence		Yes	40,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-30	One-Family Residence		Yes	30,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-20	One-Family Residence		Yes	20,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-15	One-Family Residence		Yes	15,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-10	One-Family Residence		Yes	10,000	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-7.5	One-Family Residence		Yes	7,500	As of Right	No*	No*	No	No	NA	No	NA	No
Village	Tarrytown	R-5	One-Family Residence		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	No
Village	Tarrytown	M-4	Multi-Family Residence		Yes	20,000 for 1-family DU, 24,000 for 2-family, 28,000 for 3-family, 20,000 (first DU) and 3,000 (each additional DU) for multifamily	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	No
Village	Tarrytown	M-3	Multi-Family Residence		Yes	15,000 for 1-family DU, 18,000 for 2-family, 21,000 for 3-family, 15,000 (first DU) and 3,000 (each additional DU) for multifamily	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory DU Permitted (As of Right, Special Use, No)	Restrictions on Accessory DU	Mixed Use Residential Component
Village	Tarrytown	M-2	Multi-Family Residence		Yes	10,000 for 1-family DU, 12,500 for 2-family, 15,000 for 3-family, 10,000 (first DU) and 2,500 (each additional DU) for multifamily	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	No
Village	Tarrytown	M-1.5	Multi-Family Residence		Yes	7,500 for 1-family DU, 9,500 for 2-family, 11,500 for 3-family, 7,500 (first DU) and 1,500 (each additional DU) for multifamily	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	No
Village	Tarrytown	M-1	Multi-Family Residence		Yes	5,000 for 1-family DU, 6,00 for 2-family, 7,000 for 3-family, 5,00 (first DU) and 1,000 (each additional DU) for multifamily	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	No
Village	Tarrytown	OB	Office Building	no	Yes	4,355,600	No	No	No	No	No	NA	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	No
Village	Tarrytown	MU	Mixed Use		Yes	None	No	No	As of Right*	As of Right*	As of Right*	Three or more DUs	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory DU Permitted (As of Right, Special Use, No)	Restrictions on Accessory DU	Mixed Use Residential Component
Village	Tarrytown	LB	Limited Business		Yes	20,000 for 1-family residences (other requirements for non-residential uses)	As of Right	As of Right	No	No	No	NA	No	NA	No
Village	Tarrytown	NS	Neighborhood Shopping		Yes	20,000 for 1-family DU (5,000 for other permitted uses)	As of Right	As of Right*	As of Right*	No	No	NA	No	NA	No
Village	Tarrytown	HC	Historic Commons		Yes	217,800	As of Right	No	As of Right, in existing building and not to exceed 10 DUs per building.	As of Right, in existing building and not to exceed 10 DUs per building.	As of Right, in existing building and not to exceed 10 DUs per building.	Three or more DUs	No	NA	No
Village	Tarrytown	RR	Restricted Retail		Yes	20,000 for 1-family DU, 1,000 for DU space above business use	As of Right	As of Right	No	No	No	NA	No	NA	DU space permitted above a permitted use.
Village	Tarrytown	GB	General Business		Yes	20,000 for 1-family DU (5,000 for business structure)	As of Right	As of Right	No	No	No	NA	No (but borders and lodgers permitted, not to exceed two persons per bedroom).	NA	DU space permitted above a permitted use.
Village	Tarrytown	WGBD	Waterfront General Business		Yes	15,246	Special Use*	No	Special Use*	Special Use*	Special Use*	Three or more DUs	No	NA	Yes*
Village	Tarrytown	WD	Waterfront	no	Yes	15,246	No	No	No	No	No	NA	No	NA	No
Village	Tarrytown	ID	Industrial	no	Yes	None	No	No	No	No	No	NA	No	NA	No

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Tarrytown	R-80	One-Family Residence	NA	NA	NA	None	30/60		None	10% (on lots less than 80,000 SF but more than 60,000 shall have max. of	17%	1,800 SF	None
Village	Tarrytown	R-60	One-Family Residence	NA	NA	NA	None	25/50		None	12% (on lots less than 60,000 SF shall have max. of 12%)	19%	1,800 SF	None
Village	Tarrytown	R-40	One-Family Residence	NA	NA	NA	None	20/40		None	17.50%	22%	1,800 SF	None
Village	Tarrytown	R-30	One-Family Residence	NA	NA	NA	None	18/38		None	20%	25%	1,800 SF	None
Village	Tarrytown	R-20	One-Family Residence	NA	NA	NA	None	16/34		None	22.50%	29%	1,800 SF	None
Village	Tarrytown	R-15	One-Family Residence	NA	NA	NA	None	14/30		None	25%	34%	1,800 SF	None
Village	Tarrytown	R-10	One-Family Residence	NA	NA	NA	None	0.461538462		None	27.50%	37%	1,800 SF	None
Village	Tarrytown	R-7.5	One-Family Residence	NA	NA	NA	None	10 FT/22 FT		None	30%	41%	1,800 SF	None
Village	Tarrytown	R-5	One-Family Residence	NA	NA	NA	None	8 FT/18 FT		None	30%	44%	1,800 SF	None
Village	Tarrytown	M-4	Multi-Family Residence	NA	NA	NA	None	45.25/91 * Average of all M-4 districts		None	22.5% for 1-family, 25% for 2- and 3-family and multi-family DUs.	None	1,500 SF for 1-family, 800 SF for 2-, 3- and multifamily.	None
Village	Tarrytown	M-3	Multi-Family Residence	NA	NA	NA	None	39.75/80 * Average of all M-3 uses		None	25%	None	1,350 SF for 1-family, 750 SF for 2-, 3- and multifamily.	None

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Tarrytown	M-2	Multi-Family Residence	NA	NA	NA	None	16.25/33.5 * Average of all M-2 uses		None	27.5% for 1-family, 30% for 2-family, 35% for 3-family and 30% for multi-family DUs.	None	1,200 SF for 1-family, 750 SF for 2-family and 700 for 3- and multifamily.	None
Village	Tarrytown	M-1.5	Multi-Family Residence	NA	NA	NA	None	13.25/27 * Average of all M-1 uses except "Public Buildings" and "Nursing Homes"		None	30% for 1- and 2-family 40% for 3-family and 35% for multifamily DUs.	None	1,050 SF for 1-family, 750 SF for 2-family and 650 for 3- and multifamily.	None
Village	Tarrytown	M-1	Multi-Family Residence	NA	NA	NA	None	13.25/27 * Average of all M-1 uses		None	32.5% for 1-family, 55% for 2-family, 50% for 3-family and 40% for multi-family DUs.	None	900 SF for 1-family, 600 SF for 2-, 3- and multifamily.	None
Village	Tarrytown	OB	Office Building	NA	NA	NA	None			None	12% of buildable site area. May be increased up to 17% with increase in parking enclosed in garages.	45% of buildable site area.	None	Range from 0.36 FAR for permitted building coverage of 12% to 0.51 FAR for 17% coverage.
Village	Tarrytown	MU	Mixed Use	NA	NA	NA	None			None	12% of buildable site area. May be increased up to 17% with increase in parking enclosed in garages.	45% of buildable site area.	None*	None

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.
Village	Tarrytown	LB	Limited Business	NA	NA	NA	None			None	22.5% for 1-family residences.	None	1500 SF	None
Village	Tarrytown	NS	Neighborhood Shopping	NA	NA	NA	None	30/60		None	22.5% for 1-family residences.	None	1500 SF	None
Village	Tarrytown	HC	Historic Commons	NA	NA	NA	None	60/120		None	20%	None	1500 SF	None
Village	Tarrytown	RR	Restricted Retail	NA	NA	NA	None	8 FT/18 FT		None	22.5% for 1-family, 50% for DU space above business use.	None	1500 SF for 1-family DUs, 600 SF for DU space above business use	None
Village	Tarrytown	GB	General Business	NA	NA	NA	None	0/0		None	22.5% for 1-family DU.	None	1500 SF	None
Village	Tarrytown	WGBD	Waterfront General Business	NA	NA	NA	None			None	35%	None	None	None
Village	Tarrytown	WD	Waterfront	NA	NA	NA	None			None	35%	None	None	None
Village	Tarrytown	ID	Industrial	NA	NA	NA	None	10 FT		None	75%	None	None	None

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Tarrytown	R-80	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-60	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-40	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-30	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-20	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-15	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-10	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-7.5	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	R-5	One-Family Residence	*Note: Historic single-family structure may be converted to 2- or 3-family DU with approval of Village Board and ZBA.	None	None	None	None
Village	Tarrytown	M-4	Multi-Family Residence		None	None	None	None
Village	Tarrytown	M-3	Multi-Family Residence		None	None	None	None

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Tarrytown	M-2	Multi-Family Residence		None	None	None	None
Village	Tarrytown	M-1.5	Multi-Family Residence		None	None	None	None
Village	Tarrytown	M-1	Multi-Family Residence		None	None	None	None
Village	Tarrytown	OB	Office Building		None	None	None	None
Village	Tarrytown	MU	Mixed Use	*Note: a minimum of 40% of the permitted gross floor area shall be retained for office use. A minimum of 40% and a maximum of 55% shall be retained for residential use.	None	None	None	None

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Village	Tarrytown	LB	Limited Business		None	None	None	None
Village	Tarrytown	NS	Neighborhood Shopping	*Note: single-family DU may be converted to 2-family DU but either DUs must have min. 750 SF of living space; in new structures, minimum lot size of 2,000 SF; historic structures can be converted for up to three family DU.	None	None	None	None
Village	Tarrytown	HC	Historic Commons		None	None	None	None
Village	Tarrytown	RR	Restricted Retail		None	None	None	None
Village	Tarrytown	GB	General Business		None	None	None	None
Village	Tarrytown	WGBD	Waterfront General Business	*Note: Single- or multiple-family residential uses provided that 25% of floor area of development devoted to retail shops, but shall not exceed 67% of building area.	None	None	None	None
Village	Tarrytown	WD	Waterfront		None	None	None	None
Village	Tarrytown	ID	Industrial		None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Minimum Lot Area (SQ feet)	Residential Use Allowed in District (yes answers left blank)	District Mapped	Permitted Land Use								Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	
							Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit					Mixed Use Residential Component
Village	Tuckahoe	Residence A-10	NA	12000 (10000 for lots that existed before 1999)		Yes	As of Right	No	No	No	No	No definition	No	NA	Yes	None	None	No	NA
Village	Tuckahoe	Residence A-5	NA	10000 (5000 for lots that existed before 1999)		Yes	As of Right	No	No	No	No	No definition	No	NA	Yes	None	None	No	NA
Village	Tuckahoe	Residence B	NA	10000 (5000 for SF and 7500 for 2F for lots that existed before 1999)		Yes	As of Right	As of Right	No	No	No	No definition	No	NA	Yes	None	None	No	NA
Village	Tuckahoe	Business/Residential	NA	NA		Yes	As of Right*	No	No	No	No	No definition	No	NA	Yes	None	None	No	NA
Village	Tuckahoe	Apartment 3	NA	12000		Yes	As of Right	As of Right	As of Right	As of Right	As of Right	No definition	No	NA	Yes	None	None	Yes	Buildings must be at least 8 units. Town house limited to 8 units in a row
Village	Tuckahoe	Business	NA	NA	No	Yes	No	No	No	No	No	No definition	No	NA	NA	NA	NA	NA	NA
Village	Tuckahoe	Industry	NA	NA	No	Yes	No	No	No	No	No	No definition	No	NA	NA	NA	NA	NA	NA
Village	Tuckahoe	General Commercial	NA	5000	No	Yes	No	No	No	No	No	No definition	No	NA	NA	NA	NA	NA	NA

T/C/V	Municipality	Zoning District	Name of District	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.	COMMENTS	Word Search			
												HUD	Section 8	Source Income	Choice Voucher
Village	Tuckahoe	Residence A-10	NA	35	20	NA	25%	None	None	0.4		None	None	None	None
Village	Tuckahoe	Residence A-5	NA	35	20	NA	35%	None	None	0.45		None	None	None	None
Village	Tuckahoe	Residence B	NA	35	15	NA	35%	None	None	0.5		None	None	None	None
Village	Tuckahoe	Business/Residential	NA	0	0	NA	50%	None	None	1	*second story only	None	None	None	None
Village	Tuckahoe	Apartment 3	NA	20	20	NA	35%	None	None	0.8		None	None	None	None
Village	Tuckahoe	Business	NA	0	0	NA	50%	None	None	1.2		None	None	None	None
Village	Tuckahoe	Industry	NA	20	10	NA	70%	None	None	1		None	None	None	None
Village	Tuckahoe	General Commercial	NA	10	5.5	NA	70%	None	None	1.6		None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES								Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)			
City	White Plains	R1-30	Residential One-Family		Yes	30,000	As of Right	No	No	No	No	Three or more dwellings	Special Use (for accessory servant's quarters)	None		
City	White Plains	R1-20	Residential One-Family		Yes	20,000	As of Right	No	No	No	No	Three or more dwellings	Special Use (for accessory servant's quarters)	None		
City	White Plains	R1-12.5	Residential One-Family		Yes	12,500	As of Right	No	No	No	No	Three or more dwellings	Special Use (for accessory servant's quarters)	None		
City	White Plains	R1-7.5	Residential One-Family		Yes	7,500	As of Right	No	No	No	No	Three or more dwellings	Special Use (for accessory servant's quarters)	None		
City	White Plains	R1-5	Residential One-Family		Yes	5,000	As of Right	No	No	No	No	Three or more dwellings	No			
City	White Plains	R2-4	Residential One and Two-Family		Yes	5,000	As of Right	As of Right	No	No	No	Three or more dwellings	No			
City	White Plains	R2-2.5	Residential One and Two-Family		Yes	5,000	As of Right	As of Right	No	No	No	Three or more dwellings	No			
City	White Plains	RM-2.5	Residential Multi-Family		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	RM-2	Residential Multi-Family		Yes	20,000	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	RM-1.5	Residential Multi-Family		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	RM-1.5T	Residential Townhouse		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	RM-1	Residential Multi-Family		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ feet)	PERMITTED USES									
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component	
City	White Plains	RM-0.7	Residential Multi-Family		Yes	N/A	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	RM-0.4	Residential Multi-Family		Yes	15,000	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	RM-0.35	Residential Multi-Family		Yes	10,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	PSRDD	Planned Senior Residential Development		Yes	20 acres	See comments	See comments	See Comments	See comments	See comments	Three or more dwellings	No			
City	White Plains	C-O	Campus Office District	no	Yes	435,600	No	No	No	No	No	Three or more dwellings	No			
City	White Plains	O-R	Office Residential		Yes	5,000	No	As of Right	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	B-1	Restricted Business		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	B-2	Neighborhood Business		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	B-3	Intermediate Business		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	BR-1	Business Residential-1		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	BR-2	Business Residential-2		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	CB-1	Core Business 1		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	CB-2	Core Business 2		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	CB-3	Core Business 3		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	CB-4	Core Business 4		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	UR-4	Urban Renewal Central Business 4		Yes	N/A	No	No	As of Right	As of Right	As of Right	Three or more dwellings	No			
City	White Plains	B-6	Enclosed Mall	no	Yes	N/A	No	No	No	No	No	Three or more dwellings	No			
	White Plains	LI	Light Industrial	no	Yes	5,000	No	No	No	No	No	Three or more dwellings	No			

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	White Plains	R1-30	Residential One-Family	None	None		none	75 feet	25 feet/50 feet	1.45 du's per acre (min 30,000 sf per du)	20%	None	None	0.4 (res)
City	White Plains	R1-20	Residential One-Family	None	None		none	35 feet	20 feet/40 feet	2.18 du's per acre	20%	None	None	0.4 (res)
City	White Plains	R1-12.5	Residential One-Family	None	None		none	25 feet	20 feet/40 feet	3.48 du's per acre	25%	None	None	0.45 (res)
City	White Plains	R1-7.5	Residential One-Family	None	None		none	25 feet	12 feet/25 feet	5.8 du's per acre	25%	None	None	0.55 (res)
City	White Plains	R1-5	Residential One-Family	None	None		none	25 feet	7 feet/18 feet	8.7 du's per acre	30%	None	None	0.55 (res)
City	White Plains	R2-4	Residential One and Two-Family	None	None		none	25 feet	9.5 feet (average of two)/21.5 feet (average of two)	8.7 du's per acre (1-family); 10.9 du's per acre (2-family)	30% (1-family); 25% (2-family)	None	None	0.60 (1-family); 0.55 (2-family)
City	White Plains	R2-2.5	Residential One and Two-Family	None	None		none	20 feet	5 feet/15 feet	17.4 du's per acre	30%	None	None	0.65 (res)
City	White Plains	RM-2.5	Residential Multi-Family	None	None		none	20 feet	8 feet/20 feet	17.4 du's per acre	30%	None	None	0.5 (non-res)
City	White Plains	RM-2	Residential Multi-Family	None	None		none	N/A	N/A	21.8 du's per acre	40%	None	None	0.6 (non-res)
City	White Plains	RM-1.5	Residential Multi-Family	None	None		none	20 feet	8 feet/20 feet	29 du's per acre	35%	None	None	0.8 (non-res)
City	White Plains	RM-1.5T	Residential Townhouse	None	None	Attached dwelling unit is defined as a townhouse or rowhouse. No row shall be longer than 8 units or 160 feet along its longest axis	none	20 feet	8 feet/20 feet	29 du's per acre	50%	None	None	N/A
City	White Plains	RM-1	Residential Multi-Family	None	None		none	20 feet	8 feet/20 feet	43.6 du's per acre	50%	None	None	1.2 (non-res)

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
City	White Plains	RM-0.7	Residential Multi-Family	None	None		none	5 feet	N/A	62.2 du's per acre	70%	None	None	0.8 (non-res)
City	White Plains	RM-0.4	Residential Multi-Family	None	None		none	30 feet	At least 20 feet from each lot line	108.9 du's per acre	30%	None	None	2.8 (non-res)
City	White Plains	RM-0.35	Residential Multi-Family	None	None		none	10 feet	15 feet/30 feet	124.5 du's per acre	60%	None	None	3.2 (non-res)
City	White Plains	PSRDD	Planned Senior Residential Development	None	None		none			See Section 5.8	20%	None	See Section 5.8	0.7 (all, with many exceptions)
City	White Plains	C-O	Campus Office District	None	None		none	75 feet	80 feet/200 feet	N/A	10%	None	None	0.3 (non-res)
City	White Plains	O-R	Office Residential	None	None		none	20 feet	8 feet/20 feet	29 du's per acre	40%	None	None	0.8 (non-res)
City	White Plains	B-1	Restricted Business	None	None		none	N/A	N/A	54.5 du's per acre	80%	None	None	2 (non-res)
City	White Plains	B-2	Neighborhood Business	None	None		none	15 feet	5 feet/15 feet	17.4 du's per acre	50%	None	None	0.8 (non-res)
City	White Plains	B-3	Intermediate Business	None	None		none	5 feet	N/A	54.5 du's per acre	80%	None	None	2 (non-res)
City	White Plains	BR-1	Business Residential-1	None	None		none	5 feet	N/A	62.2 du's per acre	70%	None	None	0.8 (non-res)
City	White Plains	BR-2	Business Residential-2	None	None		none	5 feet	N/A	62.2 du's per acre	70%	None	None	0.8 (non-res)
City	White Plains	CB-1	Core Business 1	None	None		none	N/A	N/A	87.1 du's per acre	80%	None	None	2 (non-res)
City	White Plains	CB-2	Core Business 2	None	None		none	5 feet	N/A	N/A	40-85%	None	None	2 (all)
City	White Plains	CB-3	Core Business 3	None	None		none	5 feet	N/A	N/A	20-85%	None	None	3 (all)
City	White Plains	CB-4	Core Business 4	None	None		none	N/A	N/A	N/A	20-80%	None	None	5 (all)
City	White Plains	UR-4	Urban Renewal Central Business 4	None	None		none	N/A	N/A	N/A	20-85%	None	None	3 (all)
City	White Plains	B-6	Enclosed Mall	None	None		none	N/A	N/A	N/A	100%	None	None	6 (non-res)
	White Plains	LI	Light Industrial	None	None		none	N/A	N/A	N/A	80%	None	None	2 (non-res)

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	White Plains	R1-30	Residential One-Family		None	None	None	None
City	White Plains	R1-20	Residential One-Family		None	None	None	None
City	White Plains	R1-12.5	Residential One-Family		None	None	None	None
City	White Plains	R1-7.5	Residential One-Family		None	None	None	None
City	White Plains	R1-5	Residential One-Family		None	None	None	None
City	White Plains	R2-4	Residential One and Two-Family		None	None	None	None
City	White Plains	R2-2.5	Residential One and Two-Family		None	None	None	None
City	White Plains	RM-2.5	Residential Multi-Family		None	None	None	None
City	White Plains	RM-2	Residential Multi-Family		None	None	None	None
City	White Plains	RM-1.5	Residential Multi-Family		None	None	None	None
City	White Plains	RM-1.5T	Residential Townhouse		None	None	None	None
City	White Plains	RM-1	Residential Multi-Family		None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
City	White Plains	RM-0.7	Residential Multi-Family		None	None	None	None
City	White Plains	RM-0.4	Residential Multi-Family		None	None	None	None
City	White Plains	RM-0.35	Residential Multi-Family		None	None	None	None
City	White Plains	PSRDD	Planned Senior Residential Development	Requires a campus setting to provide variety of housing types to serve seniors, encourages flexibility of design and required a site-specific Master Plan	None	None	None	None
City	White Plains	C-O	Campus Office District		None	None	None	None
City	White Plains	O-R	Office Residential		None	None	None	None
City	White Plains	B-1	Restricted Business		None	None	None	None
City	White Plains	B-2	Neighborhood Business		None	None	None	None
City	White Plains	B-3	Intermediate Business		None	None	None	None
City	White Plains	BR-1	Business Residential-1		None	None	None	None
City	White Plains	BR-2	Business Residential-2		None	None	None	None
City	White Plains	CB-1	Core Business 1		None	None	None	None
City	White Plains	CB-2	Core Business 2		None	None	None	None
City	White Plains	CB-3	Core Business 3		None	None	None	None
City	White Plains	CB-4	Core Business 4		None	None	None	None
City	White Plains	UR-4	Urban Renewal Central Business 4		None	None	None	None
City	White Plains	B-6	Enclosed Mall		None	None	None	None
	White Plains	LI	Light Industrial		None	None	None	None

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES									
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component	
City	Yonkers	S-200	Detached single-family		Yes	20,000	As of Right	No	No	No	No		Special Use (for pre-existing before 2/19/200).	Accessory apartment only for pre-existing before 2/19/00. Max 2 bedrooms. See section 43-22 for regs.	No	
City	Yonkers	S-100	Detached single-family		Yes	10,000	As of Right	No	No	No	No		Special Use (for pre-existing before 2/19/200).	Accessory apartment only for pre-existing before 2/19/00. Max 2 bedrooms. See section 43-22 for regs.	No	
City	Yonkers	S-75	Detached single-family		Yes	7,500	As of Right	No	No	No	No		Special Use (for pre-existing before 2/19/200).	Accessory apartment only for pre-existing before 2/19/00. Max 2 bedrooms. See section 43-22 for regs.	No	
City	Yonkers	S-60	Detached single-family		Yes	6,000	As of Right	No	No	No	No		Special Use (for pre-existing before 2/19/200).	Accessory apartment only for pre-existing before 2/19/00. Max 2 bedrooms. See section 43-22 for regs.	No	
City	Yonkers	S-50	Detached single-family		Yes	5,000	As of Right	No	No	No	No		Special Use (for pre-existing before 2/19/200).	Accessory apartment only for pre-existing before 2/19/00. Max 2 bedrooms. See section 43-22 for regs.	No	
City	Yonkers	T	Two-family DUs		Yes	5,000	As of Right	As of Right	No	No	No		No	NA	No	
City	Yonkers	MG	Apartment Houses, low density		Yes	5,00 for single family, 10,000 for multi-family DUs	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes (in Planned Unit Residential Developments)	
City	Yonkers	M	Apartment Houses, medium density		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes (in Planned Unit Residential Developments)	
City	Yonkers	A	Apartment Houses, high density		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes (in Planned Unit Residential Developments)	
City	Yonkers	Cu	Colleges, universities and theological seminaries	no	Yes	15,000	No	No	No	No	No	NA	No	NA	No	
City	Yonkers	OL	Office buildings and research laboratories, residences excluded	no	Yes	7,500	No	No	No	No	No	NA	No	NA	No	
City	Yonkers	BR	Restricted business, residences excluded	no	Yes	10,000	No	No	No	No	No	NA	No	NA	No	

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Yonkers	B	Neighborhood business and apartment houses, medium-density		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes (in Planned Unit Residential Developments)
City	Yonkers	BA	General business and apartment houses, high-density		Yes	5,000	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes (in Planned Unit Residential Developments)
City	Yonkers	CB	Central Business		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	DW	Downtown Waterfront		Yes	None	No	No	Special Use (live work)	Special Use (live work)	Special Use (live work)	Three or more DUs	No	NA	Yes
City	Yonkers	GC	Government Center		Yes	None	No	No	Special Use (live work units only)	Special Use (live work units only)	Special Use (live work units only)	Three or more DUs	No	NA	Yes
City	Yonkers	C	Wholesale business and storage, residences excluded from the first floor except in predominantly residential buildings.		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	CM	Commercial, storage and light manufacturing, residences excluded	no	Yes	10,000	No	No	No	No	No	NA	No	NA	No
City	Yonkers	IP	Planned industrial, residences excluded	no	Yes	175,000	No	No	No	No	No	NA	No	NA	No
City	Yonkers	I	Industry, residences excluded	no	Yes	None	No	No	No	No	No	NA	No	NA	No
City	Yonkers	PMD	Planned multi-use development*		Yes	3,484,800	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	SB North	South Broadway North District		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	SB Center	South Broadway Center District		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	SB Core	South Broadway Core District		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	SB South	South Broadway South District		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	D-MX	Downtown - Mixed Use District		Yes	None	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	D-IRT	Downtown - Industrial Research and Technology District	no	Yes	None	No	No	No	No	No	NA	No	NA	No

T/CN	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped (Yes or No)	Minimum Lot Area (SQ FT)	PERMITTED USES								
							Single Family (As of Right, Special Use, No)	2 Family (As of Right, Special Use, No)	3 Family (As of Right, Special Use, No)	4-Family (As of Right, Special Use, No)	Multi-family (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
City	Yonkers	UR-LD	Low Density Urban Residential District		Yes	2,500 for detached single-family, two-family detached and two-family attached; 6,000 for townhouses; 10,000 for multi-family; 15,000 for non-residential	As of Right	As of Right	No	No	No	NA	No	NA	No
City	Yonkers	UR-MD	Medium Density Urban Residential District		Yes	2,500 for detached single-family, two-family detached and two-family attached; 6,000 for townhouses; 10,000 for multi-family; 15,000 for non-residential	As of Right	As of Right	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes
City	Yonkers	UR-HD	High Density Urban Residential District		Yes	6,000 for townhouses	No	No	As of Right	As of Right	As of Right	Three or more DUs	No	NA	Yes

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	Yonkers	S-200	Detached single-family	2 in accessory apartments	None	None	NA	25 FT	25 FT	20,000 SF Lot area per family	None
City	Yonkers	S-100	Detached single-family	2 in accessory apartments	None	None	NA	25 FT	25 FT	10,000 SF Lot area per family	None
City	Yonkers	S-75	Detached single-family	2 in accessory apartments	None	None	NA	25 FT	20 FT	7,500 SF Lot area per family	None
City	Yonkers	S-60	Detached single-family	2 in accessory apartments	None	None	NA	20 FT	16 FT	6,000 SF Lot area per family	None
City	Yonkers	S-50	Detached single-family	2 in accessory apartments	None	None	NA	20 FT	15 FT	5,000 SF Lot area per family	None
City	Yonkers	T	Two-family DUs	None	None	None	NA	20 FT	15 FT	5,000 SF Lot area per family for single family, 2,500 for 2-family.	None
City	Yonkers	MG	Apartment Houses, low density	None	None	Row houses and Planned towhouse complexes permitted with supplemental requirements	None	25 FT	25 FT	5,000 SF Lot area per family for single family, 2,500 for 2-family, 1,000 for multi-family DUs.	None
City	Yonkers	M	Apartment Houses, medium density	None	None	Row houses and Planned towhouse complexes permitted with supplemental requirements	None	15 FT	12 FT	5,000 SF Lot area per family for single family, 2,500 for 2-family, 800 for multi-family DUs.	None
City	Yonkers	A	Apartment Houses, high density	None	None	Row houses and Planned towhouse complexes permitted with supplemental requirements	None	25 FT	16 FT	5,000 SF Lot area per family for single family, 2,500 for 2-family.	None
City	Yonkers	Cu	Colleges, universities and theological seminaries	NA	None	None	NA	25 FT	15 FT	5,000 SF Lot area per family for single family, 2,500 for 2-family.	None
City	Yonkers	OL	Office buildings and research laboratories, residences excluded	NA	None	None	NA	25 FT	16 FT	5,000 SF Lot area per family for single family, 2,500 for 2-family.	None
City	Yonkers	BR	Restricted business, residences excluded	NA	None	None	NA	25 FT	25 FT	None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	Yonkers	B	Neighborhood business and apartment houses, medium-density	None	None	Row houses and Planned towhouse complexes permitted with supplemental requirements	None	10 FT		None	None
City	Yonkers	BA	General business and apartment houses, high-density	None	None	Row houses and Planned towhouse complexes permitted with supplemental requirements	None			None	None
City	Yonkers	CB	Central Business	None	None	None	None			None	None
City	Yonkers	DW	Downtown Waterfront	None	None	None	None			None	None
City	Yonkers	GC	Government Center	None	None	None	None			None	None
City	Yonkers	C	Wholesale business and storage, residences excluded from the first floor except in predominantly residential buildings.	None	None	None	None			None	None
City	Yonkers	CM	Commercial, storage and light manufacturing, residences excluded	NA	None	None	NA			None	None
City	Yonkers	IP	Planned industrial, residences excluded	NA	None	None	NA			None	None
City	Yonkers	I	Industry, residences excluded	NA	None	None	NA			None	None
City	Yonkers	PMD	Planned multi-use development*	None	None	None	None			None	None
City	Yonkers	SB North	South Broadway North District	None	None	None	None			None	None
City	Yonkers	SB Center	South Broadway Center District	None	None	None	None			None	None
City	Yonkers	SB Core	South Broadway Core District	None	None	None	None			None	None
City	Yonkers	SB South	South Broadway South District	None	None	None	None			None	None
City	Yonkers	D-MX	Downtown - Mixed Use District	None	None	None	None			None	None
City	Yonkers	D-IRT	Downtown - Industrial Research and Technology District	NA	None	None	NA			None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Front Yard Setback	Side Yard Setback	Maximum Density Allowed	Maximum Building Coverage
City	Yonkers	UR-LD	Low Density Urban Residential District	None	None	As of Right	NA			None	None
City	Yonkers	UR-MD	Medium Density Urban Residential District	None	None	As of Right	None			None	None
City	Yonkers	UR-HD	High Density Urban Residential District	None	None	As of Right	None			None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	Yonkers	S-200	Detached single-family	30% for single family DU	None	0.8		None	None	None	None
City	Yonkers	S-100	Detached single-family	30% for single family DU	None	0.56		None	None	None	None
City	Yonkers	S-75	Detached single-family	35% for single family DU	None	0.6		None	None	None	None
City	Yonkers	S-60	Detached single-family	40% for single family DU	None	0.68		None	None	None	None
City	Yonkers	S-50	Detached single-family	40% for single family DU	None	0.75		None	None	None	None
City	Yonkers	T	Two-family DUs	40% for single family and 2-family DUs	350 SF for apartments	1		None	None	None	None
City	Yonkers	MG	Apartment Houses, low density	40% for single family and 2-family DUs	350 SF for apartments	0 (1.2 for multifamily DUs)		None	None	None	None
City	Yonkers	M	Apartment Houses, medium density	40% for single family and 2-family DUs	350 SF for apartments	1 (1.25 for multifamily DUs)		None	None	None	None
City	Yonkers	A	Apartment Houses, high density	40% for single family and 2-family DUs	350 SF for apartments	1 (3.0 for multifamily DUs)		None	None	None	None
City	Yonkers	Cu	Colleges, universities and theological seminaries	40% (non-residential uses)	NA	1.25		None	None	None	None
City	Yonkers	OL	Office buildings and research laboratories, residences excluded	40% (non-residential uses)	NA	0.8		None	None	None	None
City	Yonkers	BR	Restricted business, residences excluded	40% (non-residential uses)	NA	1.5		None	None	None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	Yonkers	B	Neighborhood business and apartment houses, medium-density	40% for single family and 2-family DUs	350 SF for apartments	1 (1.25 for multifamily DUs)		None	None	None	None
City	Yonkers	BA	General business and apartment houses, high-density	40% for single family and 2-family DUs	350SF for apartments	1 (3.0 for multifamily DUs)		None	None	None	None
City	Yonkers	CB	Central Business	190%	350 SF for	5.0 for multifamily		None	None	None	None
City	Yonkers	DW	Downtown Waterfront	90% for non-residential uses	NA	4.5		None	None	None	None
City	Yonkers	GC	Government Center	90% for non-residential uses	NA	9		None	None	None	None
City	Yonkers	C	Wholesale business and storage, residences excluded from the first floor except in predominantly residential buildings.	70% for non-residential uses	NA	6		None	None	None	None
City	Yonkers	CM	Commercial, storage and light manufacturing, residences excluded	50% for non-residential uses	NA	1		None	None	None	None
City	Yonkers	IP	Planned industrial, residences excluded	40% for non-residential uses	NA	0.8		None	None	None	None
City	Yonkers	I	Industry, residences excluded	75% for non-residential uses	NA	7.5		None	None	None	None
City	Yonkers	PMD	Planned multi-use development*	50%	None	1.6	*Note: the PMD District is a floating zone as per the requirements of Section 43-45. Permitted uses shall serve as guidelines only and shall not be mandatory.	None	None	None	None
City	Yonkers	SB North	South Broadway North District	90%	None	10		None	None	None	None
City	Yonkers	SB Center	South Broadway Center District	90%	None	4		None	None	None	None
City	Yonkers	SB Core	South Broadway Core District	90%	None	3		None	None	None	None
City	Yonkers	SB South	South Broadway South District	90%	None	10		None	None	None	None
City	Yonkers	D-MX	Downtown - Mixed Use District	None	None	None		None	None	None	None
City	Yonkers	D-IRT	Downtown - Industrial Research and Technology District	None	None	None		None	None	None	None

T/CN	Municipality	Zoning District	Name of District	Maximum Lot Coverage	Minimum Floor Area/DU	F.A.R.	COMMENTS	Word Search			
								HUD	Section 8	Source Income	Choice Voucher
City	Yonkers	UR-LD	Low Density Urban Residential District	40% for 1 and 2 family DUs, 50% for townhouses	None	None		None	None	None	None
City	Yonkers	UR-MD	Medium Density Urban Residential District	40% for 1 and 2 family DUs, 50% for townhouses, 70% for multi-family DUs.	None	None		None	None	None	None
City	Yonkers	UR-HD	High Density Urban Residential District	40% for 1 and 2 family DUs, 50% for townhouses	None	None		None	None	None	None

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Permitted Land Use									
						Minimum Lot Area (SQ feet)	Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Yorktown	R-2	Two-Family Residential District			1-Family dwelling: 10,000; 2-Family dwelling: 20,000	As of Right	As of Right	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.** Maximum 2 bedrooms	No
Town	Yorktown	R-3	Multi-Family Residential District			3,630	As of Right	As of Right	As of Right~	As of Right~	As of Right~	A building or portion thereof containing three or more dwelling units.	Special Use^	See Comments	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Permitted Land Use									
						Minimum Lot Area (SQ feet)	Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Yorktown	R-3A	Residential Medium-Density District			N/A	As of Right	As of Right	As of Right~	As of Right~	As of Right~	A building or portion thereof containing three or more dwelling units.	Special Use^	See Comments	No
Town	Yorktown	RSP-1	Age-Oriented Community			One-family: 10,000 2-Family: 14,000 Row Houses: 1-DU: 2,500 2-DU: 3,500 3-DU: 5,500 4-DU: 7,000 5-DU: 10,000	Special Use*	Special Use*	No	No	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use*	See Comments	All dwelling units and accessory units shall be occupied or used solely by: (1) single individuals 55 years of age or older; (2) married couples, at least one of which is 55 years of age or older; or (3) guests of such persons listed in Subsection E(1) and (2) as indicated in Subsection D(9).

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	Permitted Land Use							Restrictions on Accessory Unit	Mixed Use Residential Component
							Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)		
Town	Yorktown	RSP-2	Senior Citizen District			Up to 3-room living unit (2-bedroom apts.) - 2,200; over 2-bedroom or over 4-room living units-10,000	Special Use*	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use*	See Comments	All dwelling units and accessory units shall be occupied or used solely by: (1) single individuals 55 years of age or older; (2) married couples, at least one of which is 55 years of age or older; or (3) guests of such persons listed in Subsection E(1) and (2) as indicated in Subsection D(9).
Town	Yorktown	RSP-3	Age-Oriented Geriatric Community			25 acres (for a minimum of 2 facilities)	No	No	No	No	As of Right*	A building or portion thereof containing three or more dwelling units.	No	N/A	N/A
Town	Yorktown	R1-10	One-Family Residential District			20,000 square feet	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.	No
Town	Yorktown	R1-20	One-Family Residential District			20,000 square feet	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	Permitted Land Use								
							Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Yorktown	R1-40	One-Family Residential District			40,000 square feet	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.	No
Town	Yorktown	R1-80	One-Family Residential District			80,000 square feet	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.	No
Town	Yorktown	R1-160	One-Family Residential District			160,000 square feet	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.	No
Town	Yorktown	R1-200	One-Family Residential District			200,000 square feet	As of Right	Special Use*	Special Use*	Special Use*	Special Use*	A building or portion thereof containing three or more dwelling units.	Special Use^	Accessory building if in rear yard. Rear and side yard setbacks no less than 20' where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than the main building.	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Permitted Land Use									
						Minimum Lot Area (SQ feet)	Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Yorktown	CRS	Regional Shopping Center	No		35 acres	No	No	No	No	No	N/A	Special Use*	No smaller than 500 SF (see comments)	No
Town	Yorktown	CRC	Commercial Regional Center District	No		35 acres	No	No	No	No	No	N/A	As of Right*	No smaller than 500 SF (see comments)	No
Town	Yorktown	C-1	Commercial Shopping Center	No		80,000 square feet	No	No	No	No	No	N/A	As of Right*	Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building.	No
Town	Yorktown	C-2	Commercial Hamlet Center	No		None	No	No	No	No	No	N/A	As of Right*	Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building.	No
Town	Yorktown	C-2R	Commercial Hamlet Center	No		None	No	No	No	No	No	N/A	As of Right*	Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building.	No
Town	Yorktown	C-3	Commercial Limited District	No		10,000 square feet	No	No	No	No	No	N/A	As of Right*	Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building.	No
Town	Yorktown	C-4	Commercial General District	No		None	No	No	No	No	No	N/A	As of Right*	Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building.	No

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Permitted Land Use									
						Minimum Lot Area (SQ feet)	Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Yorktown	CC	Country Commercial	No		None	No	No	No	No	No	N/A	No	N/A	As of Right*
Town	Yorktown	CR	Commercial Recreation	No		10,000 square feet	No	No	No	No	No	N/A	Special Use^	One accessory dwelling unit for each establishment for owner, operator or janitor living quarters, provided that such unit is located in a main building and that each site is limited to	No
Town	Yorktown	OB	Research Lab and Office District	No		871,200 SF (20 acres)	No	No	No	No	No	N/A	As of Right*	Living quarters within each main building for custodian and security personnel; Lodging house accessory to a laboratory-office use.	No
Town	Yorktown	O	Office District	No		None	No	No	No	No	No	N/A	As of Right*	Living quarters within each main building for custodian and security personnel. Lodging house accessory to a laboratory-office use.	No
Town	Yorktown	I-1	Light Industrial Park	No		In accordance with development plan and the standards of Article XI	No	No	No	No	No	N/A	No	N/A	N/A
Town	Yorktown	I-2	Planned Light Industrial Park	No		435,600 (10 acres)*	No	No	No	No	No	N/A	No	N/A	N/A
Town	Yorktown	M-1	Business & Industry Zone	No		In accordance with development plan and the standards of Article X	No	No	No	No	No	N/A	No	N/A	N/A
Town	Yorktown	M-1A	Industrial Park	No		217,800 / 43,560*	No	No	No	No	No	N/A	No	N/A	N/A
Town	Yorktown	M-1B	Planned Light Industrial Park	No		80,000*	No	No	No	No	No	N/A	No	N/A	N/A

T/C/V	Municipality	Zoning District	Name of District	Residential Use Allowed in District (yes answers left blank)	District Mapped	Minimum Lot Area (SQ feet)	Permitted Land Use								
							Single Family	2 Family Permitted (As of Right, Special Use, No)	3 Family Permitted (As of Right, Special Use, No)	4-Family Permitted	Multi-family Permitted (As of Right, Special Use, No)	Definition Multi-family	Accessory Unit Permitted (As of Right, Special Use, No)	Restrictions on Accessory Unit	Mixed Use Residential Component
Town	Yorktown	M-2	Business & Industry Zone	No		In accordance with development plan and the standards of Article X	No	No	No	No	No	N/A	No	N/A	N/A
Town	Yorktown	M-2A	Business & Industry Zone	No		In accordance with development plan and the standards of Article X	No	No	No	No	No	N/A	No	N/A	N/A
Town	Yorktown	IN	Planned Interchange Districts			435,600 (10 acres)	As of Right*	No	No	No	No	N/A	As of Right^	N/A	N/A
****	Affordable House Provision	§ 300-39	Affordable Housing*			*	*	*	*	*	*	*	*	*	*

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	R-2	Two-Family Residential District	No	No	Special Use*	No row of row houses shall consist of more than 6 dwellings. Not more than 3 stories.	N/A	25%	None	600	N/A
Town	Yorktown	R-3	Multi-Family Residential District	No	No	As of Right	No row of row houses shall consist of more than 6 dwellings. Not more than 3 stories.	9-12 units per acre depending upon FAR (See FAR)	20%	None	N/A	0.20 for max 12 u/acre; 0.215 for max 10 u/acres; 0.23 for max 9 u/acre.

T/C/N	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	R-3A	Residential Medium-Density District	No	No	As of Right	No row of row houses shall consist of more than 6 dwellings. Not more than 3 stories.	N/A	N/A	None	N/A	0.35
Town	Yorktown	RSP-1	Age-Oriented Community	No	No	Special Use*	No row of row houses shall consist of more than 6 dwellings. Not more than 3 stories.	Density shall not exceed 12 units/acre	N/A	None	1-2 family dwelling: 750 SF Row house or multiple dwelling: 500 SF	0.3

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	RSP-2	Senior Citizen District	No	No	No	N/A	Up to 3-room living unit (2 BR apts) - 2,200 SF lot coverage; 2BR or over 4-room living units - 10,000 SF lot coverage.	N/A	None	Studio: 350 SF 1-BR: 450 SF 2+ BR: 550 SF	0.35
Town	Yorktown	RSP-3	Age-Oriented Geriatric Community	No	No	No	N/A	10-15 units/acre (depends upon use and level of care for residents). Maximum of 300 beds (units) permitted on one site.	N/A	N/A	N/A	0.21
Town	Yorktown	R1-10	One-Family Residential District	No	No	No	No	N/A	25%	N/A	800	N/A
Town	Yorktown	R1-20	One-Family Residential District	No	No	No	No	N/A	20%	N/A	800	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	R1-40	One-Family Residential District	No	No	No	No	N/A	15%	N/A	1000	N/A
Town	Yorktown	R1-80	One-Family Residential District	No	No	No	No	N/A	10%	N/A	1200	N/A
Town	Yorktown	R1-160	One-Family Residential District	No	No	No	No	N/A	10%	N/A	1200	N/A
Town	Yorktown	R1-200	One-Family Residential District	No	No	No	No	N/A	10%	N/A	1200	N/A

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	CRS	Regional Shopping Center	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4
Town	Yorktown	CRC	Commercial Regional Center District	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4
Town	Yorktown	C-1	Commercial Shopping Center	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4
Town	Yorktown	C-2	Commercial Hamlet Center	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4
Town	Yorktown	C-2R	Commercial Hamlet Center	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4
Town	Yorktown	C-3	Commercial Limited District	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4
Town	Yorktown	C-4	Commercial General District	N/A	N/A	No	N/A	N/A	20%-30%^	N/A	N/A	0.4

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	CC	Country Commercial	N/A	N/A	No	N/A	See notes^	30%	N/A	N/A	0.2
Town	Yorktown	CR	Commercial Recreation	N/A	N/A	No	N/A	N/A	25%	N/A	N/A	N/A
Town	Yorktown	OB	Research Lab and Office District	N/A	N/A	No	N/A	N/A	10%	N/A	N/A	N/A
Town	Yorktown	O	Office District	N/A	N/A	No	N/A	N/A	30%	N/A	N/A	N/A
Town	Yorktown	I-1	Light Industrial Park	N/A	N/A	N/A	N/A	N/A	Shall be in accordance with development plan	N/A	N/A	N/A
Town	Yorktown	I-2	Planned Light Industrial Park	N/A	N/A	N/A	N/A	N/A	20%	N/A	N/A	None
Town	Yorktown	M-1	Business & Industry Zone	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Town	Yorktown	M-1A	Industrial Park	N/A	N/A	N/A	N/A	N/A	30%	N/A	N/A	N/A
Town	Yorktown	M-1B	Planned Light Industrial Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not to exceed 0.4

T/C/V	Municipality	Zoning District	Name of District	Maximum Number of Bedrooms	Minimum Number of Bedrooms	Townhouse (zero-lot line) Development	Restrictions on Building Type for Multifamily Development	Maximum Density Allowed	Maximum Building Coverage	Maximum Lot Coverage	Minimum Floor Area/Dwelling	F.A.R.
Town	Yorktown	M-2	Business & Industry Zone	N/A	N/A	N/A	N/A	N/A	40%	N/A	N/A	N/A
Town	Yorktown	M-2A	Business & Industry Zone	N/A	N/A	N/A	N/A	N/A	25%	N/A	N/A	N/A
Town	Yorktown	IN	Planned Interchange Districts	N/A	N/A	N/A	N/A	N/A	15%	N/A	N/A	Not to exceed 0.4
****	Affordable House Provision	§ 300-39	Affordable Housing*	*	*	*	*	*	*	*	*	*

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	R-2	Two-Family Residential District	<p>*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011] **conflicts with definition of accessory dwelling unit in zoning definitions</p>	No	No	No	No
Town	Yorktown	R-3	Multi-Family Residential District	<p>~ Multifamily dwelling, provided that: [a] There is 90 feet or more between main walls of the building. [b] There is 50 feet or more between end walls with windows. [c] There is 30 feet or more between walls in any other case. [d] No single building is over 180 feet in length. [e] No parking area is developed or maintained within five feet of any lot line. [f] At least 400 square feet of usable open space is provided on the site for each dwelling unit for play area and other outdoor living uses. The developer shall provide a suitably improved playground/play area. Each such playground/play area shall have a minimum area of 1,200 square feet and a maximum distance of 1,000 feet from the units to be served. [g] In addition to the above, the developer shall also set aside 10% of the site for the provision of park and/or recreational facilities. If the provision of such facilities is impractical because of the particular layout of the development or for other reasons, a recreation fee of \$4,000 per unit shall be submitted prior to approval of the application. *Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]</p>	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	R-3A	Residential Medium-Density District	~ Multifamily dwelling, provided that: [a] There is 90 feet or more between main walls of the building. [b] There is 50 feet or more between end walls with windows. [c] There is 30 feet or more between walls in any other case. [d] No single building is over 180 feet in length. [e] No parking area is developed or maintained within five feet of any lot line. [f] At least 400 square feet of usable open space is provided on the site for each dwelling unit for play area and other outdoor living uses. The developer shall provide a suitably improved playground/play area. Each such playground/play area shall have a minimum area of 1,200 square feet and a maximum distance of 1,000 feet from the units to be served. [g] In addition to the above, the developer shall also set aside 10% of the site for the provision of park and/or recreational facilities. If the provision of such facilities is impractical because of the particular layout of the development or for other reasons, a recreation fee of \$4,000 per unit shall be submitted prior to approval of the application. *Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No
Town	Yorktown	RSP-1	Age-Oriented Community	(a) Age-oriented communities as defined and described herein and as provided for in §§ 300-123 through 300-151 and in accordance with the provisions and procedure in Article VIII. (b) Main uses permitted by special permit shall be in accordance with provisions of Article VII. (c) Permitted accessory uses (uses listed under this heading are subject to the provisions of § 300-182). Accessory uses shall be as provided in § 300-124D. Note: Non-residential uses which are considered Special Useportive to the age-restricted community are allowable upon review (i.e. salon/barber shop, medical and home health care, etc.)	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	RSP-2	Senior Citizen District	*Allowed, by special permit of the Planning Board, senior citizens' development properly related to the Town Development Plan: must be located within 1,500 feet of the commercially zoned land of Yorktown Heights, Jefferson Valley, Crompond, Shrub Oak or Lake Mohegan. Planning Board may permit development after public hearing and only in accordance with the following additional requirements: A. a plan of development shall be prepared and approved as required under Article VIII; B. building shall be served by common water and sanitary sewer system; C. staff parking, in addition to the residential requirements, shall not be fewer than 10 spaces; D. containers/receptacles for disposal must be provided for all units and shown on proposed site plan. Daily collection of refuse must be provided by project management and removed no less than twice weekly; E. project may contain one or more accessory use facilities: medical and home health care, indoor/outdoor recreation facilities (including associated kitchen facilities for indoor/outdoor recreation), chapel, common dining (and kitchen facilities), library, exercise facilities and personal service establishments for residents only (i.e. beauty parlor/hair salon).	No	No	No	No
Town	Yorktown	RSP-3	Age-Oriented Geriatric Community	*Standards are designed to promote a physical development of low structures (maximum of three floors) set in large open spaces with ample setbacks from adjacent property. The allowable density is related directly to the assumed mobility of the facility's residents, i.e., a lower density is prescribed for the residential care facility than for the nursing home. The permissible density for the congregate housing is similar to that of the Town's multifamily district (R-3). For a combined facility, the density shall be calculated on the basis of the requirements of each use.	No	No	No	No
Town	Yorktown	R1-10	One-Family Residential District	*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No
Town	Yorktown	R1-20	One-Family Residential District	*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	R1-40	One-Family Residential District	*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No
Town	Yorktown	R1-80	One-Family Residential District	*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No
Town	Yorktown	R1-160	One-Family Residential District	*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No
Town	Yorktown	R1-200	One-Family Residential District	*Conversion of an existing dwelling built prior to January 1, 1930, and having a usable floor area of not less than 1,300 square feet for two-family or multiple residences, hotels, eating places in accordance with the standards of § 300-68. ^Gatehouses or accessory living quarters for guests or domestic employees in accordance with the standards set forth in § 300-47. [Amended 11-15-2011 by L.L. No. 18-2011]	No	No	No	No

T/C/N	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	CRS	Regional Shopping Center	*Separate structures less than 500 square feet shall not be permitted ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No
Town	Yorktown	CRC	Commercial Regional Center District	*Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building. Separate structures less than 500 square feet shall not be permitted. ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No
Town	Yorktown	C-1	Commercial Shopping Center	*Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building. Separate structures less than 500 square feet shall not be permitted. ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No
Town	Yorktown	C-2	Commercial Hamlet Center	*Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building. Separate structures less than 500 square feet shall not be permitted. ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No
Town	Yorktown	C-2R	Commercial Hamlet Center	*Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building. Separate structures less than 500 square feet shall not be permitted. ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No
Town	Yorktown	C-3	Commercial Limited District	*Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building. Separate structures less than 500 square feet shall not be permitted. ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No
Town	Yorktown	C-4	Commercial General District	*Accessory dwelling unit for the owner, operator or janitor as living quarters, provided that such unit is located in the main building. Separate structures less than 500 square feet shall not be permitted. ^Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	CC	Country Commercial	*Apartments above first-floor commercial uses. ^Density Requirements: For dwelling units: 1 DU/15,000 square feet of lot area; For commercial or mixed use: FAR of 0.2	No	No	No	No
Town	Yorktown	CR	Commercial Recreation	*Permitted uses include: Dwelling units, provided that such units are developed in conjunction with a permitted use and located in the same building and conform to the minimum dwelling unit size required by this chapter for R-3 Districts ^Special Use Permit Required for: One accessory dwelling unit for each establishment for owner, operator or janitor living quarters, provided that such unit is located in a main building and that each site is limited to one such dwelling. NOTE: Separate structures less than 500 SF shall not be permitted.	No	No	No	No
Town	Yorktown	OB	Research Lab and Office District	*Living quarters within each main building for custodian and security personnel; Lodging house accessory to a laboratory-office use.	No	No	No	No
Town	Yorktown	O	Office District	*Living quarters within each main building for custodian and security personnel. Lodging house accessory to a laboratory-office use. Separate structures less than 500 SF shall not be permitted.	No	No	No	No
Town	Yorktown	I-1	Light Industrial Park	None	No	No	No	No
Town	Yorktown	I-2	Planned Light Industrial Park	*No building permit or certificate of occupancy for any building designed for business, industrial or office use within a planned light industry district shall be issued, except in accordance with a plan of development or amendment thereof approved by the Planning Board.	No	No	No	No
Town	Yorktown	M-1	Business & Industry Zone	None	No	No	No	No
Town	Yorktown	M-1A	Industrial Park	*Site area of 5 acres, 1 acre (within site area). Lot size may be varied to provide a minimum of not less than 1/2 acre, provided that the density of development, number of buildings of coverage of land with buildings is not increased more than otherwise permitted.	No	No	No	No
Town	Yorktown	M-1B	Planned Light Industrial Park	*No building permit or certificate of occupancy for any building designed for business, industrial or office use within a planned light industry district shall be issued, except in accordance with a plan of development or amendment thereof approved by the Planning Board.	No	No	No	No

T/C/V	Municipality	Zoning District	Name of District	COMMENTS	Word Search			
					HUD	Section 8	Source Income	Choice Voucher
Town	Yorktown	M-2	Business & Industry Zone	None	No	No	No	No
Town	Yorktown	M-2A	Business & Industry Zone	None	No	No	No	No
Town	Yorktown	IN	Planned Interchange Districts	*Single-family residential uses are permitted, provided that the standards of the R1-40 District are adhered to, and also provided that such uses are required to buffer existing residential uses from the proposed development. ^If a site is to be used for a motel or hotel: A dwelling unit with or without kitchen facilities for the use of the manager or caretaker and his family is permitted.	No	No	No	No
****	Affordable House Provision	§ 300-39	Affordable Housing*	* See § 300-39 Affordable Housing (saved in e-folder for our reference). Includes preferences for residents within the town, who work for the town, etc. Income, deed and re-sale restrictions included in there as well.	No	No	No	No