

ZONING

230 Attachment 1

Village of Wesley Hills

Table of Dimensional Requirements

[Amended 7-8-1986 by L.L. No. 3-1986; 3-12-1991 by L.L. No. 1-1991; 10-12-1999 by L.L. No. 1-1999; 5-23-2006 by L.L. No. 2-2006; 2-6-2007 by L.L. No. 1-2007]

District	Minimum Lot Area (square feet) <sup>1</sup>	Minimum Lot Frontage, pt. <sup>2</sup>	Minimum Lot Width (feet)	Minimum Effective Square, Side (feet)	Front Yard	Side Yard	Total Side Yards	Rear Yard	Maximum Impervious Surface Ratio	Maximum Front Yard Impervious Surface Ratio <sup>3</sup>	Maximum Building Coverage	Maximum Building Height		Maximum Exposed Building Height (feet)
												Stories	Feet	
R-50	50,000	100	150 (100 <sup>6</sup> )	150	50	30	75	50	0.20	0.15 <sup>7</sup>	0.10 <sup>10</sup>	2½	25	40
Average Density Subdivisions	40,000 <sup>4</sup>	90	125 (75 <sup>6</sup> )	125	50	25	60	50	0.25	0.20 <sup>8</sup>	0.10 <sup>10</sup>	2½	25	40
R-35	35,000	100	125 (75 <sup>6</sup> )	125	50	25	60	50	0.25	0.20 <sup>8</sup>	0.10 <sup>10</sup>	2½	25	40
Average Density Subdivisions	30,000 <sup>5</sup>	90	110 (70 <sup>6</sup> )	125	50	25	60	50	0.25	0.20 <sup>9</sup>	0.10 <sup>10</sup>	2½	25	40
R-20	20,000	90	110	90	40	25	60	40	0.25 <sup>11</sup>	0.20	0.15	2½	25	40
R-15	15,000	62.5	62.5	90	35	25	50	35	0.25 <sup>12</sup>	—	0.16	—	25	40
NS	40,000	150	150	150	75	40	80	40	0.80	—	0.30	2½	35	—

**NOTES:**

- <sup>1</sup> Not more than 25% of any land under water, within a one-hundred-year frequency floodplain, within utility easements or other easements or rights-of-way, or with unexcavated slopes over 25% shall be counted toward the minimum lot area.
- <sup>2</sup> Minimum lot frontage may be reduced by the Planning Board for residential lots fronting on culs-de-sac or on streets with a center-line radius of 100 feet or less, and in the R-15 District minimum lot frontage for such lots may be reduced to 50 feet.
- <sup>3</sup> The total amount of impervious surface in the front yard on a lot divided by the area of the front yard.
- <sup>4</sup> In average density subdivision containing 10 or more lots, the minimum lot area of not more than 10% of the lots may be reduced to 35,000 square feet.
- <sup>5</sup> In average density subdivisions containing 10 or more lots, the minimum lot area of not more than 10% of the lots may be reduced to 25,000 square feet.
- <sup>6</sup> Minimum lot width may be reduced to this figure by the Planning Board for residential lots fronting on culs-de-sac or on streets with a center-line radius of 300 feet or less.
- <sup>7</sup> On a lot that contains a semicircular driveway, the maximum front yard impervious surface ratio may be increased to 0.22.
- <sup>8</sup> On a lot that contains a semicircular driveway, the maximum front yard impervious surface ratio may be increased to 0.23.
- <sup>9</sup> On a lot that contains a semicircular driveway, the maximum front yard impervious surface ratio may be increased to 0.24.
- <sup>10</sup> Maximum building coverage may be increased to 0.15 for one-family detached dwellings that do not exceed 1½ stories and 15 feet in building height. In the case of a one-family detached dwelling, a part of which does not exceed 1½ stories and/or 15 feet in building height, and a part of which does exceed 1½ stories and/or 15 feet in building height, maximum building coverage may be increased to a percentage between 0.10 and 0.15 determined by the following calculation:

- (a) The building area of the part of such dwelling that does not exceed 1½ stories and 15 feet in building height shall be divided by the total building area;
- (b) The quotient thereby obtained shall be multiplied by 0.05; and
- (c) The product of that multiplication shall be added to 0.10.
- <sup>11</sup> On a lot that contains pavement relating to construction of a common driveway, the maximum impervious surface ratio may be increased to 0.45.
- <sup>12</sup> On a lot that contains pavement relating to construction of a common driveway, the maximum front yard impervious surface ratio may be increased to 0.45.