

ZONING

360 Attachment 2

Village of Nyack

**Table 4-1
Dimensional Standards**

[Amended 5-26-2011 by L.L. No. 5-2011; 2-9-2012 by L.L. No. 3-2012; 10-11-2012 by L.L. No. 11-2012;
5-8-2014 by L.L. No. 2-2014; 2-12-2015 by L.L. No. 2-2015; 7-16-2015 by L.L. No. 3-2015; 10-13-2016 by L.L. No. 3-2016;
9-26-2024 by L.L. No. 9-2024; 11-14-2024 by L.L. No. 14-2024]

	SFR-1	SFR-2	TFR One- Family	Two- Family/TFR Not-For- Profit Ambulance Facilities and Accessory Apartments	MFR-1	MFR-2	MFR-3	DMU	DMU-2	RMU	OMU	CC	WF	M	H
Minimum lot area (square feet)	7,500	5,000	5,000	10,000	20,000	20,000	40,000	—	—	7,500	7,500	7,500	—	—	40,000
Minimum lot width (feet)	50	50	50	75	100	100	100	—	—	25	50	60	25	50	200
Minimum street frontage (feet)					100	100	100	—	50	25	50	60	25	50	—
Minimum lot depth (feet)	—	—	—	100	100	100	—	—	—	—	—	—	—	—	200
Minimum front setback (feet)	(c)	(c)	(c)	(c)	30	30(a)	20(b)	—	15(p)	—	—	15(q)	10	20	(n)
Minimum side setback (one) (feet)	(l)	(l)	(l)	(l)	25	20(a)	20	(f)(k)	(f)(k)	10	10	(f)(k)	10(i)	20	(n)
Minimum side setback (both) (feet)	(e)	(e)	(e)	(e)	50	20	40(b)	(f)(k)	(f)(k)	20	20	-(k)	20	40	(n)
Minimum rear setback (feet)	(d)	(d)	(d)	(d)	30	25(a)	20(b)	(g)(k)	(g)(k)	15	25	25(k)	—	20	(n)
Building height (stories)	2	2	2	2	3	4	8	3	3	2	2	2	n/a	2(r)	3 1/2
Building height (feet)	32	32	32	32	40	50	85	40	40	32	35	35	35	35(r)	40(o)
Maximum building length (feet)	—	—	—	—	160	160	160	—	—	—	—	—	—	—	—
Maximum floor area ratio	—	—	—	—	—	—	—	2.0	2.0	0.75(h)	0.5	0.5(j)	0.65	1.0	1.2
Minimum usable open	1,500	1,000	1,000	500	360	100	100	—	—	—	—	50	—	(r)	n/a

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space (per du)															
Maximum density (du/acre)	—	—	—	—	14	30	50	50	50	18		—	24	—	n/a
Minimum dwelling unit size (square feet)	900	900	900	750	600	600	600	600	600	600	600		600	600	—
Accessory buildings									—						
Minimum front setback	See § 360-3.2E(1)														
Maximum building height	12	12	12	12	12	12	12	12	12	12	12	12	12	12	—
Maximum building coverage	7%	7%	7%	7%	—	—	—	—	—	—	—	—	—	—	31%

Dimensional standards table notes:

- (a) Or 1/2 the height of the building, whichever is greater.
- (b) In all MFR-3 districts where federal or state-assisted housing developments are involved the Planning Board may vary the minimum parking requirements (not to exceed a fifty-percent reduction of the minimum requirement), without the need for a variance, so as to achieve proper development of the site.
- (c) The front setback should be 20% of lot area divided by lot width.
- (d) 30% of lot area divided by lot width.
- (e) 30% of lot width.
- (f) None required, but if provided a minimum of five feet is required.
- (g) A rear yard is not required for the first story or 17 feet, whichever is less, but there shall be a fifteen-foot minimum under other conditions.
- (h) For a lot 15,000 square feet or greater in area, the maximum floor area ratio may be increased from 0.75 to 1.0 with a special permit from the Planning Board for mixed use. The Planning Board shall also be permitted to provide a third story at a maximum height of 40 feet for a project that is certifiable under an appropriate LEED or similar program.

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- (i) For properties with water frontage, the applicable yard requirements shall be measured from the mean high-water line.
- (j) For a lot 40,000 square feet or greater in area, maximum floor area ratio shall be 0.6 and maximum building coverage shall be 45%.
- (k) Side and rear yards that are adjacent to residential zones must have a minimum setbacks of 15 feet including a landscaped buffer.
- (l) The minimum side yard shall be five feet or 10% of the lot width, which ever is larger.
- (m) The minimum habitable floor area in an efficiency dwelling unit shall be 450 square feet and 600 square feet for a one-bedroom unit.
- (n) The minimum setback from the street line must be a minimum of 15 feet except where a structure in an H district faces a street occupied by one- or two-family residences on the opposite side, the structure must be set back a minimum of 25 feet.
- (o) Building height may be increased two feet for each additional foot of setback from surrounding streets, provided that in no case shall a structure exceed six stories or 72 feet.
- (p) In the DMU-2 Zoning District, in all cases, the buildings and structures must be set back at least 15 feet from the curbline; and the minimum required front setback for all buildings and structures shall be increased by an additional five feet at a building/structure height of 32 feet; in other words, all buildings/structures shall be required to have a step-back of five feet at the building/structure height of 32 feet, which step-back shall be in addition to the minimum required front setback.
- (q) In all CC districts, the minimum front setback from the street line must be a minimum of 15 feet, with a maximum setback of 25 feet.
- (r) In the M Zoning District, adaptive reuse projects shall be subject to the bulk regulations of Zoning Code § 360-3.2A(1A). The requirements of Zoning Code § 360-3.2A(3)(b) shall be applicable to multifamily dwellings.