

ZONING

331 Attachment 1

City of New Rochelle

Schedule of Dimensional Regulations  
Residence Districts

[Amended 5-19-2005 by Ord. No. 120-2005; 6-19-2007 by Ord. No. 162-2007; 6-19-2007 by Ord. No. 165-2007; 5-13-2008 by Ord. No. 108-2008; 6-17-2008 by Ord. No. 133-2008; 7-19-2011 by Ord. No. 135-2011; 3-15-2016 by Ord. No. 77-2016]

District/Use	Maximum Dimensional Requirements						Minimum Dimensional Requirements									
	Floor Area Ratio	Building Height <sup>1</sup>		Building Length (feet)	Coverage		Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Floor Area Per Dwelling Unit (square feet)	Lot Width and Frontage <sup>2</sup> (feet)	Front (feet)	Yards <sup>3,10</sup>				Usable Open Space for Dwelling Unit
		Stories	Feet		Buildings	Impervious Surfaces						Side (feet)	Rear (feet)	For Lots With Dwellings	For All Other Uses	
R1-20 One-Family Residence	0.25	3	30	—	20%	35%	20,000	20,000	1-story: 1,600 2-story: 1,800	150	35	25	60	40	60	—
R1-15 One-Family Residence	0.3	3	30	—	25%	45%	15,000	15,000	Same as R1-20	100	30	Each: 12 Combined: 27	60	30	60	—
R1-10 One-Family Residence	0.3	3	30	—	25%	45%	10,000	10,000	Same as R1-20	100	30	Each: 12 Combined: 27	60	30	60	—
R1-10A One-Family Residence	0.35	3	30	—	30%	50%	10,000	10,000	1,600	100	25	Each: 8 Combined: 20	60	30	60	—
R1-HIST One-Family Historic	See § 331-45F for dimensional regulations applicable to this district.															
R1-WF-10 One-Family Waterfront Residence <sup>11</sup>	0.3	3	30	—	25%	45%	10,000	10,000	1-story: 1,600 2-story: 1,800	100	30	Each: 12 Combined: 27	60	30	60	—
R1-CH One-Family Cluster Residence <sup>4</sup>	0.25	3	30	120	25%	45%	174,240	Same as underlying zone	1,700	—	50	50 <sup>5</sup>	NA <sup>6</sup>	50 <sup>5</sup>	NA	—
R1-7.5 One-Family Residence	0.35	3	30	—	30%	50%	7,500	7,500	1,600	75 <sup>1</sup>	25 <sup>1</sup>	Each: 8 Combined: 20	60	30	60	—
R2-7.0 Two-Family Residence	0.40	3	35	—	30%	60%	7,000	3,500	1,600 per dwelling but not less than 600 per dwelling unit	70	20	Each: 8 Combined: 20	30	30	40	—
R1-URTH Urban Renewal Townhouse District <sup>7</sup>	0.50	3	35	—	35%	70%	2 acres	2,200	1,000	—	10	—	—	10	—	—
RMF-0.4 Multifamily Residence <sup>9</sup>	0.40	3	35	—	30%	60%	7,000	3,500 per unit for first two units; 3,500 for each additional unit	1,600 per dwelling but not less than 600 per dwelling unit	70	20	Each: 8 Combined: 20	30	30	40	200
RMF-0.5 Multifamily Residence	0.50	3	35	180	30%	60%	7,000	Same as above	400, plus 200 per bedroom	70	20	Each: 8 Combined: 20	30	30	40	200

NOTES:

NA Not applicable

<sup>1</sup> See § 331-15 also.

<sup>2</sup> In approving new subdivisions, the Planning Board may reduce the lot frontage requirement on culs-de-sac, along curved sections of streets, or elsewhere determined appropriate by said Board. In no case shall the minimum lot frontage be less than 15 feet.

<sup>3</sup> See § 331-14 also.

<sup>4</sup> See § 331-45G also.

<sup>5</sup> 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.

<sup>6</sup> Minimum distance between buildings to be decided by the Planning Board at the time of application review.

<sup>7</sup> See § 331-61 also.

<sup>8</sup> For buildings up to 40 feet in height: same as in the RMF-0.7 District. For buildings greater than 40 feet in height: 25 feet plus 1/16 the height of the wall facing the side lot lines.

<sup>9</sup> Not to exceed four dwelling units per lot.

<sup>10</sup> If a new Multifamily Dwelling has a rear or side exit, balcony, patio, porch, deck, or similar outdoor recreation area adjacent to a side or rear yard, it shall be set back from the side and/or rear property line by a minimum of 30 feet. If a new Multifamily Dwelling has no exits, balconies, patios, porches, decks, or similar outdoor recreation area adjacent to a side yard, the minimum side yard setback shall be as specified in the Schedule of Dimensional Regulations. This footnote shall apply to all new Multifamily Dwellings.

<sup>11</sup> All dimensional regulations of the R1-WF-10 District shall apply for all permitted and specialty permitted uses except for any multifamily development. See § 331-115.1 for applicable dimensional regulations for multifamily developments within the R1-WF-10 District.

NEW ROCHELLE CODE

City of New Rochelle

Schedule of Dimensional Regulations  
Residence Districts  
(cont'd)

District/Use	Maximum Dimensional Requirements						Minimum Dimensional Requirements									Usable Open Space for Dwelling Unit
	Floor Area Ratio	Building Height <sup>1</sup>		Building Length (feet)	Coverage		Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Floor Area Per Dwelling Unit (square feet)	Lot Width and Frontage <sup>2</sup> (feet)	Yards <sup>3,5</sup>					
		Stories	Feet		Buildings	Impervious Surfaces					Front (feet)	Side (feet)		Rear (feet)		
												For Lots With Dwellings	For All Other Uses	For Lots With Dwellings	For All Other Uses	
RMF-0.7 Multifamily Residence	0.70	3	40	180	35%	60%	7,000	3,500 per unit for first 2 units; 3,500 for each additional unit	400 plus 200 per bedroom	70	25	12, but not less than half the height of the wall facing the side lot line	—	30	—	200
RMF-1.0 Multifamily Residence	1.0	—	70	180	35%	65%	7,000	3,500 per unit for first 2 units; 2,500 for each additional unit	400 plus 200 per bedroom	70	25	12	30	30	—	200
RMF-1.3 Multifamily Residence	1.3	—	70	280 <sup>6</sup>	40% <sup>7</sup>	65% <sup>8</sup>	7,000	3,500 per unit for first 2 units; 2,500 for each additional unit	400 plus 200 per bedroom	70	25	<sup>4</sup>	—	30	—	200
RMF-2.0 Multifamily Residence	2.0	—	140	310	50%	65%	40,000	3,500 per unit for first 2 units; 2,500 for each additional unit	400 plus 200 per bedroom	100	20	20	—	20	—	100
RMF-SC-4.0 Multifamily Senior Citizen	4.0	—	120	240	50%	80%	20,000	250	350 plus 150 per bedroom	100	10	10	—	20	—	50
H Hospital	3	14	180	310	70%	95%	12,000	—	—	75	10	10	10	—	10	200

NOTES:

NA Not applicable

<sup>1</sup> See § 331-15 also.

<sup>2</sup> In approving new subdivisions, the Planning Board may reduce the lot frontage requirement on culs-de-sac, along curved sections of streets, or elsewhere determined appropriate by said Board.

In no case shall the minimum lot frontage be less than 15 feet.

<sup>3</sup> See § 331-14 also.

<sup>4</sup> For buildings up to 40 feet in height: same as in the RMF-0.7 District. For buildings greater than 40 feet in height: 25 feet plus 1/16 the height of the wall facing the side lot lines. Where a site does not abut a residential district, each sideyard setback shall not be less than 20 feet.

<sup>5</sup> If a new Multifamily Dwelling has a rear or side exit, balcony, patio, porch, deck, or similar outdoor recreation area adjacent to a side or rear yard, it shall be set back from the side and/or rear property line by a minimum of 30 feet, except where a site does not abut a residential district. If a new Multifamily Dwelling has no exits, balconies, patios, porches, decks, or similar outdoor recreation area adjacent to a side yard, the minimum side yard setback shall be as specified in the Schedule of Dimensional Regulations. This footnote shall apply to all new Multifamily Dwellings.

<sup>6</sup> Building length may exceed 280 feet but shall not exceed 525 feet for a building and its site which meet the following criteria:

- A. The site does not abut a residential district;
- B. Length in excess of 280 feet shall not be used for dwelling purposes;
- C. Length in excess of 280 feet shall not exceed two stories above ground; and
- D. Length in excess of 280 feet shall not be located on a site whose frontage on a street exceeds 280 feet.

<sup>7</sup> Where a site does not abut a residential district. Building Coverage shall not exceed 45%.

<sup>8</sup> Where a site does not abut a residential district. Impervious Surface Coverage shall not exceed 70%.

<sup>9</sup> Where a site does not abut a residential district, lot area shall be provided as follows: 3,500 per unit for the first two units, and 1,200 for each additional unit.