

ZONING

331 Attachment 3

City of New Rochelle

Schedule of Dimensional Regulations

Nonresidence Districts

[Amended 12-11-2007 by Ord. No. 294-2007; 12-14-2010 by Ord. No. 203-2010; 3-18-2014 by Ord. No. 52-2014; 11-15-2016 by Ord. No. 244-2016; 9-20-2018 by Ord. No. 2018-184; 10-16-2018 by Ord. No. 2018-218]

District/Use	Maximum Dimensional Requirements				Minimum Dimensional Requirements			
	Floor Area Ratio	Building Height		Coverage		Yards ¹		
		(stories)	(feet)	Buildings	Impervious Surfaces	Front (feet)	Side (feet)	Rear (feet)
C-1M General Commercial Modified	1.0	2	30	100%	100%	—	—	—
NB Neighborhood Business	0.5	2	30	50%	95%	—	—	—
DB Downtown Business	2.0 ²	6 ²	70 ²	90%	100%	—	—	—
MUFE Mixed Use Family Entertainment	3.0	12	250	100%	100%	—	—	—
NA North Avenue	2.0	3	40	70%	90%	—	—	30
LSR Large-Scale Retail	1.0	—	50	70%	100%	—	—	—
LI Light Industry	1.0	2	40	60%	90%	—	—	—
LI-H Light Industry Hotel	7.0	24	280	100%	100%	—	—	—
I Industry	2.0	3	40	70%	100%	—	—	—
LSR-1 Large Scale Retail	4.0	5	*	95%	100%	—	—	—
NB-2.0 Neighborhood Business	2.0	3	40	100%	100%	—	—	—

NOTES:

¹ Where any parcel is contiguous to a residence district, an abutting rear yard shall be a minimum of 30 feet and abutting side yards shall be a minimum of 20 feet.

² In the DB District, increased FAR and Height may be granted by the City Council, in its sole and absolute discretion, pursuant to the Downtown Density Bonus (DDB) Standards in Chapter 331.

* Height is regulated by 331-74.1.