

ZONING

470 Attachment 1

Village of Roslyn

Schedule of Area, Yard and Building Requirements [Amended 12-17-2013 by L.L. No. 7-2013]

Zone	Uses	Minimum						Maximum				
		Lot Area (square feet)	Lot Width ¹ (feet)	Yards				Building Area (building coverage)	Lot Coverage	Height ²		Floor Area Ratio
				Front (feet)	Rear (feet)	One Side (feet)	Both Sides (feet)			Feet	Stories	
R-1	Permitted principal uses	10,000	100	30	25	10	30	25%	50%	35	2 1/2	0.35
	Cluster single-family dwellings	7,500	75	20	25	8	18	35%	60%	35	2 1/2	0.40
	Special uses	30,000	150	35	35	15	40	30%	60%	35	2 1/2	0.35
R-2	Permitted principal uses	7,500	75	20	25	8	18	35%	60%	35	2 1/2	0.40
	Cluster single-family dwellings	5,000	50	20	25	5	13	45%	70%	35	2 1/2	0.50
	Special uses	30,000	150	35	35	15	40	30%	60%	35	2 1/2	0.40
R-3	Permitted principal uses	5,000	50	20	25	5	13	45%	70%	35	2 1/2	0.50
	Special uses	7,500	75	20	25	8	18	40%	60%	35	2 1/2	0.50
R-MF	Permitted principal uses	30,000	200	50	50	50	100	25%	60%	40	3	0.40
R-WD	Row houses	2,000	20	(See § 470-11)				30%	50%	40	3	0.40
	Senior citizen housing and health care facilities ³	80,000	200	[See § 470-20B(3)]				25%	50%	40	3	0.40
R-C	Permitted principal uses	5,000	50	20	25	5	13	45%	70%	35	2 1/2	0.50
	Special uses	7,500	75	20	25	8	18	40%	60%	35	2 1/2	0.50
C-V	All uses ⁴	2,500	25	—	10	—	—	80%	—	35	3	0.50
C-N	All uses	10,000	100	30	20	10	20	40%	60%	35	2 1/2	0.40
C-H	All uses	30,000	200	45	35	20	50	40%	70%	35	2	0.40
WMU	All uses	20,000	150	10	25	20	40	40%	70%	35	2 1/2	0.40
OSR	All uses	30,000	200	50	50	50	100	10%	20%	35	2	0.10

NOTES:

¹ The minimum lot width in all districts shall be measured at the required setback line.

² The maximum height shall be the lesser of either the number of stories or the height measured in feet.

³ Permitted only north of the Roslyn viaduct as per the WD-O Waterfront Development Overlay District regulations.

⁴ Requirements for all special uses in the C-V District shall be as set forth herein, except that the Board of Trustees shall have discretion to impose stricter standards warranted by public health, welfare and safety concerns.

For additional area, yard and building requirements for uses within the WD-O Waterfront Development Overlay District, see § 470-20 of this chapter.