

ZONING

231 Attachment 8

Village of Tivoli
Attachment H

District Schedule of Area and Bulk Regulations

[Amended 11-17-2010 by L.L. No. 1-2010; 9-19-2012 by L.L. No. 3-2012; 12-21-2016 by L.L. No. 1-2017]

Zoning District	Minimum Land Area Per Dwelling (density) ^(a)	Lot Width		Principal Building Setbacks			Accessory Building Setbacks			Maximum Lot Coverage	Maximum Building Coverage	Maximum Building Height		Maximum Building Width (feet)	Minimum Area Per Dwelling
		At Street (feet)	At Front Building Line (feet)	Front ^(b) (feet)	Side (each) (feet)	Rear (feet)	Front (feet)	Side (each) (feet)	Rear (feet)			Principal Building (feet)	Accessory Building (feet)		
R-15,000	15,000 sf	50 min 80 max	50 min 80 max	20 min ^(c) 50 max ^(d)	(e)	25 min	(f)	10 min	10 min	35%	(g)	35	25	48	See § 231-28
R-1A	1 acre	75 min 125 max	75 min 125 max	40 min ^(h) 70 max ^(h)	(e)	25 min	(f)	10 min	10 min	30% ⁽ⁱ⁾	(g)	35	25	48	See § 231-28
R-2A	2 acres	100 min	100 min	50 min ⁽ⁱ⁾	35 min ^(k)	35 min ^(l)	(f)	10 min	10 min	25%	—	35	30	58 ^(m)	See § 231-28
R-3A	3 acre	100 min	250 min	150 min	50 min	50 min	50 min	50 min	50 min	20%	—	35	35	—	See § 231-28
GB	—	20 min	20 min	(n)	(o)	(o)	—	(o)	(o)	90%	60%	35	35	—	See § 231-28
RB	1 acre	200 min	200 min	30 min	30 min	35 min	60 min	30 min	35 min	30% ^(p)	(q)	35	30 ^(r)	48 ^(s)	See § 231-28
LC	—	—	300 min	80 min	50 min	50 min	50 min	50 min	50 min	20%	—	35	35	—	—
H-O	See § 231-22.2 for special area and bulk regulations that apply in the Historic Overlay District														
PS-O	See § 231-22.3 for special area and bulk regulations that apply in the Pine Street Overlay District														

TIVOLI CODE

NOTES:

- (a) See definition of “area, land” in § 231-4.
- (b) Does not include a front open porch, which may encroach a maximum of 10 feet into the front yard setback.
- (c) Except for lots in the R-15,000 District fronting Spring Street, where the minimum front yard setback shall be 18 feet.
- (d) Except for lots in the R-15,000 District fronting Washburn Street, Feroe Street, and Broadway west of the White Clay Kill, where the maximum front yard setback shall be 30 feet.
- (e) There shall be two side yards with a total width of not less than 30 feet. The width of the narrower of the two side yards shall not be less than 1/3 of the total of the two side yards.
- (f) Accessory buildings must be set back a minimum of 20 feet from the front building line of the principal building.
- (g) Same as the H-O District, see § 231-22.2D.
- (h) Except for lots in the R-1A District fronting Pine Street, where the minimum front yard setback shall be 20 feet and the maximum shall be 30 feet.
- (i) Except for lots in the R-1A District fronting Pine Street, which shall be permitted a maximum lot coverage of 35%.
- (j) No maximum specified, except for lots in the R-2A District fronting Broadway east of the White Clay Kill, which shall have a maximum front yard setback of 100 feet.
- (k) Except for lots in the R-2A District fronting Broadway east of the White Clay Kill, where the minimum side setback shall be the same as the R-1A District.
- (l) Except for lots in the R-2A District fronting Broadway east of the White Clay Kill, where the minimum rear setback shall be 25 feet.
- (m) Except for lots in the R-2A District fronting Broadway east of the White Clay Kill, where the maximum building width shall be 48 feet.
- (n) The front yard setback of any new construction or renovation may be as close, but no closer, to the edge of the road pavement than either of the existing adjacent buildings.
- (o) Buildings can be sited as close to the side and rear property line as permitted by the New York State Uniform Fire Prevention and Building Code.
- (p) Except for nonresidential uses, which shall be permitted a maximum lot coverage of 40%.
- (q) Same as H-O District (see § 231-22.2D), except for multifamily dwellings and nonresidential uses. The following shall apply to such multifamily and nonresidential uses: maximum building size of a principal building shall be 7,500 square feet, and maximum building footprint shall be 5,000 square feet; maximum building size of an accessory building shall be 5,000 square feet, and maximum building footprint shall be 2,600 square feet; all accessory buildings in the aggregate shall have a maximum building size of no more than 5,000 square feet. In cases where there are both residential and nonresidential uses on the same parcel, the bulk regulations applicable to the one-family and two-family uses shall be the same as the bulk regulations for residential uses in the H-O District (§ 231-22.2D), and the aggregate total building size and footprint of all buildings on the parcel shall be subject to the limits stated in this paragraph for multifamily and nonresidential uses.
- (r) Except for nonresidential uses, which shall be permitted a maximum building height for accessory structures of 35 feet.
- (s) Except for nonresidential uses, which shall have no maximum building width specified.