

ZONING

197 Attachment 1

City of Rye

Table A: Residence Districts

Area, Yard, Height and Miscellaneous Regulations

[Amended 4-17-1957; 7-17-1957; 7-20-1960; 3-21-1962 by Ord. No. 2-1962; 10-24-1963 by Ord. No. 7-1963; 11-15-1967 by Ord. No. 4-1967; 6-18-1968 by Ord. No. 3-1968; 10-18-1972 by Ord. No. 4-1972;
 11-18-1981 by L.L. No. 9-1981; 4-12-1982 by Ord. No. 2-1982; 6-15-1983 by L.L. No. 4-1983; 6-15-1983 by L.L. No. 5-1983; 11-21-1984 by Ord. No. 1-1984; 2-3-1988 by L.L. No. 2-19-1988; 7-16-2003 by L.L. No. 6-2003¹;
 12-2-2015 by L.L. No. 1-2016]

| 4 | | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
|----------|------------------------------|---|--|-------------------------------------|--------------------------------|----------------------------|-------------------------|----------------|---|----------------|--------|--|--------------------------------------|
| District | Use | Maximum Ratio of Floor Area to Lot Area (j) | Minimum Size of Lot (acres or sq. ft.) per: a. Family or Equiv. (a) or b. Nonresidential Use | Minimum Width (feet) [See § 197-36] | Minimum Yard Dimensions (feet) | | | | Specified Distance (feet) as Required in Column 2 | Maximum Height | | One-Story Accessory Structures | |
| | | | | | Front [See (b)] | One Side [See (b) and (c)] | Total of Two Side Yards | Rear [See (b)] | | (stories) | (feet) | Maximum Coverage of Required Rear Yard | Minimum Distance to Side Line (feet) |
| R-1 | | 0.15 | 1 acre | 150 | 35 | 20 | 50 | 60 | 100 | 2½ | 32 | 20% | 20 |
| R-2 | | 0.20 | ½ acre | 115 | 35 | 15 | 40 | 50 | 80 | 2½ | 32 | 20% | 15 |
| R-3 | Area of special flood hazard | 0.25 | ½ acre | 100 | 30 | 12 | 30 | 40 | 70 | 2½ | 28 | 35% | 10 |
| | All other areas | 0.25 | 1/3 acre | 100 | 30 | 12 | 30 | 40 | 70 | 2½ | 28 | 35% | 10 |
| R-4 | Area of special flood hazard | 0.30 | ½ acre | 85 | 30 | 10 | 25 | 30 | 60 | 2½ | 28 | 25% | 10 |
| | All other areas | 0.30 | 10,000 | 85 | 30 | 10 | 25 | 30 | 60 | 2½ | 28 | 25% | 10 |
| R-5 | Area of special flood hazard | 0.35 | ½ acre | 75 | 30 | 8 | 20 | 30 | 50 | 2½ | 28 | 30% | 5 |
| | All other areas | 0.35 | 7,000 | 75 | 30 | 8 | 20 | 30 | 50 | 2½ | 28 | 30% | 5 |
| R-6 | Area of special flood hazard | 0.40 | ½ acre | 60 | 25 | 8 | 20 | 25 | 40 | 2½ | 28 | 30% | 5 |
| | All other areas | 0.40 | 6,000 | 60 | 25 | 8 | 20 | 25 | 40 | 2½ | 28 | 30% | 5 |
| RS | Single-family house | 0.40 | ½ acre | 100 | 30 | 12 | 30 | 40 | — | 2½ | 28 | 25% | 10 |
| | Other permitted use | 0.40 | 1/3 acre | 100 | 50 | ½ height, minimum 12 | 40 | 40 | — | 2½ | 35 | 10% | 12 |
| RT | Single-family house | 0.45 | 5,000 | 50 | 25 | 8 | 20 | 30 | 40 | 2½ | 28 | 30% | 5 |
| | Two-family house | 0.45 | 3,000 | 60 | 25 | 8 | 20 | 30 | — | 2½ | 28 | 30% | 5 |
| RA-1 | Single-family house | 0.40 | 5,000 | 50 | 25 | 8 | 20 | 30 | 40 | 2½ | 35 | 30% | 5 |
| | Two-family house | 0.40 | 5,000 | 60 | 25 | 8 | 20 | 30 | — | 2½ | 35 | 30% | 5 |
| | Apartment house | 0.40 | 5,000 (e) | 100 | 70 | 50 | 100 | 50 | — | 2½ | 35 | 30% | 10 |

RYE CODE

| 4 | 5 | 6 | 7 | 8 | | | | 11 | 12 | 13 | | 14 | | 15 | | 16 |
|----------|--|---|--|-------------------------------------|--------------------------------|----------------------------|-------------------------|----------------|--|--|----------------|--|--------------------------------------|--|--------------------------------------|----|
| | | | | Minimum Width (feet) [See § 197-36] | Minimum Yard Dimensions (feet) | | | | | Specified Distance (feet) as Required in | Maximum Height | | One-Story Accessory Structures | | Minimum Distance to Side Line (feet) | |
| | | | | | Front [See (b)] | One Side [See (b) and (c)] | Total of Two Side Yards | | | | Rear [See (b)] | (stories) | (feet) | Maximum Coverage of Required Rear Yard | | |
| District | Use | Maximum Ratio of Floor Area to Lot Area (j) | Minimum Size of Lot (acres or sq. ft.) per: a. Family or Equiv. (a) or b. Nonresidential | Minimum Width (feet) [See § 197-36] | Front [See (b)] | One Side [See (b) and (c)] | Total of Two Side Yards | Rear [See (b)] | Specified Distance (feet) as Required in | (stories) | (feet) | Maximum Coverage of Required Rear Yard | Minimum Distance to Side Line (feet) | | | |
| RA-2 | Single-family house | 0.45 | 5,000 | 50 | 25 | 8 | 20 | 30 | 30 | 2½ | 35 | 30% | 5 | | | |
| | Two-family house | 0.45 | 3,500 | 60 | 25 | 8 | 20 | 30 | — | 2½ | 35 | 30% | 5 | | | |
| | Apartment house | 0.45 | 3,500 (e) | 100 | 25 | 20 | 50 | 40 | — | 2½ | 35 | 30% | 10 | | | |
| | Apartment house | | | | | | | | | | | | | | | |
| RA-3 | Single-family house | 0.50 | 5,000 | 50 | 25 | 8 | 20 | 30 | 20 | 2½ | 35 | 35% | 5 | | | |
| | Two-family house | 0.50 | 3,000 | 60 | 25 | 8 | 20 | 30 | — | 2½ | 35 | 35% | 5 | | | |
| | Apartment house | 0.50 | 2,500(e) | 80 | 25 | 20 | 40 | 40 | — | 2½ | 40 | 35% | 10 | | | |
| | Apartment house | | | | | | | | | | | | | | | |
| RA-4 | Single-family house | 0.50 | 5,000 | 50 | 25 | 8 | 20 | 30 | — | 2½ | 35 | 35% | 5 | | | |
| | Two-family house | 0.50 | 3,000 | 60 | 25 | 8 | 20 | 30 | — | 2½ | 35 | 35% | 5 | | | |
| | Apartment house | 0.50 | 2,500(e) | 80 | 25 | 20 (d) | 40 (d) | 40 (d) | — | 2½ (f) | 35 (f) | 35% | 10 | | | |
| | Apartment house | | | | | | | | | | | | | | | |
| RA-5 | Apartments for senior citizens and handicapped persons | 1.00 | 1 acre | 80 | 25 | | 40 | | — | 4 | 50 | 35% | 10 | | | |

¹ Editor's Note: This local law also stated that it would not apply if a building permit application or Zoning Board of appeals application had been received by the City prior to 7-3-2003.

| 4 | 5 | 6 | 7 | 8 | | | | 11 | 12 | 13 | | 14 | | 15 | | 16 |
|----------|--|---|--|-------------------------------------|--------------------------------|----------------------------|-------------------------|----------------|---|---|----------------|--|--------------------------------------|--|--------------------------------------|----|
| | | | | Minimum Width (feet) [See § 197-36] | Minimum Yard Dimensions (feet) | | | | | Specified Distance (feet) as Required in Column 2 | Maximum Height | | One-Story Accessory Structures | | Minimum Distance to Side Line (feet) | |
| | | | | | Front [See (b)] | One Side [See (b) and (c)] | Total of Two Side Yards | | | | Rear [See (b)] | (stories) | (feet) | Maximum Coverage of Required Rear Yard | | |
| District | Use | Maximum Ratio of Floor Area to Lot Area (j) | Minimum Size of Lot (acres or sq. ft.) per: a. Family or Equiv. (a) or b. Nonresidential Use | Minimum Width (feet) [See § 197-36] | Front [See (b)] | One Side [See (b) and (c)] | Total of Two Side Yards | Rear [See (b)] | Specified Distance (feet) as Required in Column 2 | (stories) | (feet) | Maximum Coverage of Required Rear Yard | Minimum Distance to Side Line (feet) | | | |
| RA-6 | Apartments for active senior citizens | 0.75 | 2,500 | 400 | 150 ^(k) | 50 | 100 | 50 | — | 4 | 45 | 35% | 10 | | | |
| RFPW | Single-family house Two-family house Apartment | (g) | 10 acres (g) | 250 | 85 | (g) | (g) | (g) | — | 2½ | 35 | — | — | | | |

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| District | Use | Maximum Ratio of Floor Area to Lot Area (j) | Minimum Size of Lot (acres or sq. ft.) per: a. Family or Equiv. (a) or b. Nonresidential Use | Minimum Width (feet) [See § 197-36] | Minimum Yard Dimensions (feet) | | | | Specified Distance (feet) as Required in Column 2 | Maximum Height | | One-Story Accessory Structures | | | |
| | | | | | Front [See (b)] | One Side [See (b) and (c)] | Total of Two Side Yards | Rear [See (b)] | | (stories) | (feet) | Maximum Coverage of Required Rear Yard | Minimum Distance to Side Line (feet) | | |
| | house (g) | | | | | | | | | | | | | | |
| LPD-A | (h) | 0.15 | 22 acres | (h) | (h) | (h) | (h) | (h) | (h) | — | (h) | (h) | (h) | (h) | (h) |

Notes:

- (a) Equivalent to one family in computing minimum lot sizes.
 - [1] Hotels and lodging houses, each two guest sleeping rooms.
 - [2] Hospitals and similar institutions, each two hospital beds.
 - [3] Medical offices, each two doctors plus three other employees.
 - [4] Other nonresidential main uses not specifically provided for in this Table of Regulations or elsewhere in this chapter, each 1,500 square feet of floor space.
- (b) [1] Wherever a required yard abuts a street less than 50 feet in width, the minimum yard dimension(s) shall be measured from a line of 25 feet from and parallel to the center line of said street.
 - [2] No building shall be nearer than 100 feet to center line of Post Road between Mamaroneck Town line and Central Avenue.
- (c) For corner lots, corner side yards at least 1/5 of the lot width at the location of the building, but need not be more than front yard minimum, except as provided in § 197-62. Permitted nonresidential main uses shall have minimum side yard 1½ times width specified for a single-family house. (See § 197-52.)
- (d) Twenty-five feet for any side yard containing a driveway serving more than six parking spaces. For a one-, two- or three-family structure existing on the effective date of the chapter (August 9, 1956) and proposed for conversion for up to four (4) families, the Board of Appeals may reduce side yard requirement to eight feet. For side yard requirements for other apartments, see § 197-54. For spacing between buildings on the same lot, see § 197-70. For the rear and side yards of apartment houses adjoining the right-of-way of a railroad, a parkway or a limited access highway, see § 197-64.
- (e) For usable open space requirement, see § 197-68.
- (f) For buildings in variable-height apartment groups (a use permitted in RA-4 Districts subject to additional standards and requirements), see § 197-13.
- (g) See § 197-13.1 for requirements and additional comments.
- (h) See § 197-13.2 for requirements and additional procedures.
- (i) These requirements shall not apply to existing or future lots, provided that the lot is not substantially located in an area of special flood hazard, or to any lot in a subdivision which received tentative approval of a preliminary layout, pursuant to Chapter 170 of this Code, prior to February 17, 1988, that conforms to the requirements for a lot not located in an area of special flood hazard. For the purpose of this exemption, an existing or proposed lot having 90% or more of its area located outside of an area of special flood hazard shall not be considered to be substantially located in an area of special floor hazard. See § 197-37.1 for additional exemptions.
- (j) See § 197-43.1 for floor area ratio reductions for single-family residences on oversized properties in one-family districts.
- (k) The required front yard setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 15% of the total area between the front yard line and the standard 150-foot setback.