

ZONING

197 Attachment 2

City of Rye

Table B: Business Districts Area, Yard, Height and Miscellaneous Regulations

[Amended 9-18-1957; 9-21-1960; 3-21-1962 by Ord. No. 2-1962; 3-18-1964 by Ord. No. 2-1964; 4-7-1965 by Ord. No. 1-1965; 11-15-1967 by Ord. No. 4-1967; 12-6-1967 by Ord. No. 5-1967; 10-18-1972 by Ord. No. 4-1972; 6-16-1976 by Ord. No. 8-1976; 4-7-1982 by L.L. No. 6-1982; 11-6-1985 by L.L. No. 14-1985; 5-17-1989 by L.L. No. 7-1989; 7-17-1996 by L.L. No. 6-1996; 8-10-2011 by L.L. No. 5-2011; 9-17-2025 by L.L. No. 5-2025]

District	Use	4	5	6	7	8	9	10	11	12	13	14
		Maximum Ratio of Floor Area to Lot Area	Minimum Size of Lot (e) (acres or sq. ft.) per: a. Family or Equiv. (a) or b. Nonresidential Use	Minimum Width (feet) at Main Building [See also § 197-36]	Minimum Yard Dimensions (feet)				Maximum Height (stories)	Maximum Height (feet)	Accessory Structures	
					Front [See (b) and (c)]	One Side [See (b) and (c)]	Total of Two Side Yards	Rear [See (b), (c) and (f)]			Maximum Coverage of Required Rear Yard	Minimum Distance of Side Line (feet)
B-1	Permitted residential uses (d)	0.5	5,000	50	25	8	20	30	2 ½	35	30%	5
	Single-family house	0.5	8,000	60	25	8	20	30	2 ½	35	30%	5
	2-family house	1.0	—	80	10	(c)	(c)	(c) (f)	2 ½	35	30%	6
	Apartment houses All other main buildings	0.5	—	1	(c)	(c)	—	Bldg. Hgt. (c) (f)	2½	35	—	—
B-2	Permitted residential uses (d)	2.0	5,000	—	20	8	20	30	3	35	35%	5
	Lodging house	2.0	2,500	—	20	15	40	40	3	35	35%	10
	Hotel, other	2.00	—	—	(c)	(c)	—	(c) (f)	3	35	—	—
	Dwelling unit All other main buildings	2.0	—	—	(c)	(c)	—	(c) (f)	3	35	—	—
B-3	Permitted residential uses	0.5	5,000	50	(d) 25	8	20	30	2 ½	35	30%	5
	Single family house	0.5	3,000	60	25	8	20	30	2 ½	35	30%	5
	2-family house All other main buildings	0.5	—	—	25(c)	12(c)	24	40	2 ½	35	30%	10
B-4	Nonresidential uses permitted in R-2 Districts	0.3 0.3(g)	½ acre 7 acres (h)	125 400 (1)	35 100	15 (c) 100 ⁴ (c)	40 (c) 200 (c)	50 (c) 100 (c)	2 ½ 3 (j)	35 45	20% —	15 —
	Office buildings											

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District	Use	4 Maximum Ratio of Floor Area to Lot Area	5 Minimum Size of Lot (e) (acres or sq. ft.) per: a. Family or Equiv. (a) or b. Nonresidential Use	6 Minimum Width (feet) at Main Building [See also § 197-36]	7-10 Minimum Yard Dimensions (feet)				11 Maximum Height (stories)	12 Maximum Height (feet)	13-14 Accessory Structures	
					7 Front [See (b) and (c)]	8 One Side [See (b) and (c)]	9 Total of Two Side Yards	10 Rear [See (b), (c) and (f)]			13 Maximum Coverage of Required Rear Yard	14 Minimum Distance of Side Line (feet)
B-5	Nonresidential uses permitted in R-2 Districts Office buildings (l) (p) Hotel	0.3 0.5 (m) 0.45	½ acre 3 acres (l) 3,000 (n)	125 300 (l) 300	35 100 (o) 100	15 (c) 50 50	40 (c) 125 125	50 (c) 75 75	2 ½ 3 (k) 4	35 44 (k) 65	20% — —	15 — —
B-6		0.75	—	—	(c)	(c)	—	Bldg. Hgt. (c) (f)	2	40	—	—
B-7		0.35	—	—	5 (c)	(c)	—	Bldg. Hgt. (c) (f)	2	35	—	—

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 the table of regulations or elsewhere in this chapter, each 1,500 square feet of floor space.
- (b) No building shall be nearer than 100 feet to center line of the Boston Post Road between the Mamaroneck Village line and Central Avenue.
- (c) For yard requirements on lots facing or abutting residence districts, see § 197-69. No rear yard required if abutting municipal parking lot. For the rear and side yards of other than one- and two-family residences, hotels and lodging houses adjoining the right-of-way of a railroad, a parkway or limited access highway, see § 197-64.
- (d) For residence structures, see also notes to Table A.
- (e) In computing lot area requirements for any structure in which residential accommodations are combined with one or more nonresidential permitted main uses, see § 197-34.
- (f) See § 197-64.
- (g) Not more than 15% of lot to be covered by buildings.
- (h) If for more than 300 employees, add one acre for each 30 employees or fraction thereof in excess of 300.
- (k) At the discretion of the Planning Commission, the maximum height in stories may be increased to four stories and the maximum height in feet may be increased to 51 feet on a site or portion of a site surrounded on two sides by limited access highways at higher elevations.
- (l) Two parcels with frontage on or access to the same street and in the same zoning district separated only by the right-of-way for a limited access highway but not by more than 500 feet shall be considered as a single lot for the purposes of development, provided that all yard setback requirements are observed on each lot.
- (m) Accessory parking structures shall not be considered floor area for the purposes of determining compliance with the maximum permitted floor area to lot area ratio.
- (n) There shall be less than 3,000 square feet of lot area per rental sleeping room contained therein, except that a hotel with full elevator service may be constructed to a height of four stories and, if four stories, may be constructed on the basis of a minimum lot area of 1,400 square feet per rentable sleeping room in such hotel.
- (o) The minimum front yard setback from a non-limited-access county road shall be 125 feet.
- (p) Not more than 35% of the site shall be covered by buildings and structures, and not more than 65% of the site shall be covered by buildings, structures and other impervious surfaces.