

ZONING

197 Attachment 3

City of Rye

Table C: Coastal Districts

Area, Yard, Height and Miscellaneous Regulations

[Added 6-19-1991 by L.L. No. 13-1991; amended 7-16-2003 by L.L. No. 6-2003¹; 11-30-2005 by L.L. No. 5-2005]

4	5	6	7	8				12	13		15	16		17	18			
				Maximum Ratio of Floor Area to Lot Area	Minimum Size of Lot(c) (acres)	Minimum Width (feet) [See § 197-36]	Minimum Yard Dimensions					Maximum Height				Residential Accessory Structure		
							Front		One Side	Total of Two Side Yards		Rear	Specified Distance (feet)			(stories)	(feet)	Maximum Coverage of Required Rear Yard
District	Use												(stories)	(feet)				
MC	Membership club	(a) 0.10	7.5	—	—	—	—	100	2½	35	—	—	1½	15				
	Single-family house	0.15	1	150	35	20	50	60	—	2½	32	20%	20	1½	15			
WR	Public recreation	(a)	—	—	—	—	—	100	2½	35	—	—	2	30				
	Private recreation	(a) 0.10	7.5	—	—	—	—	100	2½	35	—	—	1½	15				
C	Nature preserves	(b)	—	—	—	—	—	100	2½	35	—	—	1	12				

Notes:

- (a) Fifty percent of any such site shall be natural ground cover, to include but not be limited to grass, trees, shrubs, plants and natural surfaces such as rock outcroppings and sand.
- (b) Buildings, structures and man-made surfaces shall not have an aggregate gross floor or surface area in excess of ½ of 1% of the area of the site or cover more of the site than 10% of the area of the site
- (c) All parcels used for club purposes and in common ownership, whether contiguous or separated by a public or private road, shall be deemed to be one parcel for purposes of calculating the minimum required size of lot in the membership club zone.

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.