

ZONING

TABLE OF GENERAL BULK REGULATIONS [Last amended 7-24-2001 by L.L. No. 5-2001]

District	Use (Uses herein refer in abbreviated form to the uses listed in detail in Use Table, Cols. 2 and 3)	Minimum Lot Area (in sq. ft. unless otherwise noted)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard Width (feet)	Total Width Both Required Side Yards (feet)	Required Rear Yard Depth (feet)	Maximum Building Height		Maximum Floor Area Ratio
								(stories)	(feet)	
R-40	One-family dwellings	40,000	175	50	35	80	50	2½	35	15%
	All other permitted uses	60,000	200	50	40	100	50	2½	35	15%
R-20	One-family dwellings	20,000	150	35	35	80	40	2½	35	20%
	All other permitted uses	60,000	200	50	40	100	50	2½	35	20%
R-15	One-family dwellings	15,000	125	35	30	70	33	2½	35	22%
	All other permitted uses	60,000	200	50	40	100	50	2½	35	22%
R-10	One-family dwellings	10,000	100	30	20	41	40	2½	35	27%
	One-family dwellings with professional offices and all other permitted uses	20,000	150	35	35	80	40	2½	35	27%
R-7.5	One-family dwellings	7,500	75	25	10	25	30	2½	35	30%
	One-family dwellings with professional offices	10,000	100	30	20	50	40	2½	35	30%
	All other permitted uses	20,000	150	35	35	80	40	2½	35	30%
R-1.25	One-family dwellings	1,250	25	—	5	10	5	2½	35	75%
RM	One-family dwellings	40,000	175	40	35	80	50	2½	35	15%
	Multiple dwellings ²	1 acre (3,000 per dwelling unit)	100 per acre	40	30	70	50	3 ¹	35	30%
	All other permitted uses	40,000	175	40	35	80	50	2½	35	15%

PIERMONT CODE

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WF-1	One-family dwellings	10,000	100	30	20	50	40	2	25	27%
	One-family dwellings with professional offices and all other permitted uses	15,000	100	30	20	50	40	2	25	27%
WF-2	One-family dwellings	10,000	100	30	20	50	40	2	25	27%
	One-family dwellings with professional offices and all other permitted uses	15,000	100	30	20	50	40	2	25	27%
BB	One-family dwellings with direct water frontage	7,500	75	20	10	25	30	2½	35	30%
	One-family dwellings lacking direct water frontage	7,500	75	25	10	25	30	2½	35	30%
	Studios, professional offices	10,000	100	30	20	50	40	2½	35	27%
	All other permitted uses	20,000	150	35	35	80	40	2½	35	20%
BA	All uses permitted in BA	1 acre	100	100	25	50	50	2	30	—

Notes:

¹ The lower story must have direct access to the outdoors, requiring no more than 3 steps.

² No house wall or group of attached dwellings shall have a total length in one place in excess of 160 feet.