

# ZONING

## 200 Attachment 1

### Exhibit A Schedule Limiting Height and Bulk of Structures, Area and Open Space

#### Village of Stewart Manor Chapter 200, Zoning [Amended 11-2-1993 by L.L. No. 3-1993; 11-13-2012 by L.L. No. 7-2012]

Districts	Minimum Height		Maximum Height		Minimum Plot Area (square feet)	Minimum Plot Width (feet)	Maximum Building Area (percent)	Required Front Yard Minimum Depth	Required Side Yard	Required Rear Yard	Minimum Livable Floor Area (square feet)	Families Per Acre
	Stories	Feet	Stories	Feet								
Residential-5 Semi-attached	1½	20	2½	30	5,000	50	40	Average setback line observed by buildings on same side of street between 2 intersecting streets; minimum depth 30 feet from curbline.	Minimum width of single side yard must be not less than 40% of lot width.	Minimum depth, 25% of lot depth, but need not exceed 25 feet.	1,200	8
Detached	1½	20	2½	30	5,000	50	40	Average setback line observed by buildings on same side of street between 2 intersecting streets; minimum depth 30 feet from curbline.	Minimum width of each side yard, 6 feet; aggregate width of 2 side yards must equal at least 30% of lot width.	Minimum depth, 25% of lot depth, but need not exceed 25 feet.	1,200	8
Residential-15 Detached	1½	20	2½	30	15,000	100	20	Average setback line observed by buildings on same side of street between 2 intersecting streets; minimum depth 40 feet from curbline.	Minimum width of each side yard, 20 feet; aggregate width of 2 side yards must equal at least 40% of lot width.	Minimum depth, 25% of lot depth, but need not exceed 50 feet.	1,800	
Business	1	20	2	30	1,600	20	80	Average setback line observed by buildings on same side of street between 2 intersecting streets.	None required, but if provided must be at least 3½ feet.	Minimum depth, 20% of depth of Business District lot.	N/A	N/A