

**Village of Sea Cliff
Table of Zoning Regulations**

Zoning Districts	Permitted Uses	Uses Allowed only by Special Permit	Minimum Lot Size (sq. ft.)	Maximum Lot Coverage (percent)	Minimum Front Property Line (ft.)	Minimum Lot Width (ft.)	Minimum Yard Requirements			Maximum Height	Minimum Gross Floor Area (sq. ft.)
							Front Setback (ft.)	Side Width (ft.)	Rear Depth (ft.)		
Residence A	1. One-family dwelling 2. Places of religious worship 3. Incidental accessory uses	1. Professional office within a one-family dwelling 2. Private accredited school 3. Library 4. Museum 5. Meeting hall for nonprofit membership organization 6. Philanthropic or eleemosynary institution 7. Incidental accessory uses	7,500	30	75	67.5	20	10	20	30 feet	600
Residence B	1. Same as Residence A	1. Same as Residence A	10,000	30	100	90	25	15	30	30 feet	1,000
Residence C	1. Same as Residence A	1. Same as Residence A	15,000	30	100	90	30	15	30	30 feet	1,000
Residence D	1. Same as Residence	1. Same as Residence A	20,000	30	125	112.5	40	25	50	30 feet	2,000
Business A	1. Same as Residence A 2. Club or community center 3. Retail store, shop or personal service establishment 4. Public or private office 5. Incidental accessory uses	1. Same as Residence A 2. Restaurant 3. Bank drive-in window 4. 1 dwelling unit per 4,000 square feet of lot size; maximum of 2 dwelling units, as accessory use to retail store, shop or personal service establishment, public or private office, school or studio, or workroom of a craftsman or tradesman 5. Workroom of a craftsman or tradesman, incidental to retail sale 6. Gasoline service station 7. Licensed nursery school and licensed day-care center 8. Incidental accessory uses	4,000	80	40	N/A	3	10, or directly on side property line	5	35 feet or 3 stories	N/A
Business B	1. Same as Business A 2. Automobile and marine showroom 3. Funeral home 4. Animal hospital 5. Incidental accessory uses	1. Same as Business A 2. Wholesale trade establishment 3. Motor vehicle repair shop 4. Outdoor storage establishment 5. Outdoor sales establishment 6. Incidental accessory uses	15,000	40	100	N/A	Average of existing buildings	10, or directly on side property line	20	35 feet or 3 stories	N/A