

ZONING

275 Attachment 2

Village of Roslyn Harbor

Table 2
Schedule of Dimensional Regulations
[Amended 4-18-2012 by L.L. No. 1-2012; 4-13-2015 by L.L. No. 1-2015;
4-23-2019 by L.L. No. 5-2019]

	District					
	Preserve PP	Residence AA	Residence A	Residence B	Residence C	Business AA
PRINCIPAL USES						
Minimum Requirements						
• Lot area (square feet)	217,800	87,120	43,560	21,780	8,000	43,560
• Lot width (feet)	300	150	150	125	80	150
• Lot depth (feet)	500	200	200	175	100	200
• Front yard (feet)	75	50	50	40	25	50
• Side yard: one (feet)	50	25	25	15	10	25
• Side yard: both (feet)	100	50	50	40	25	50
• Rear yard (feet)	75	35	35	30	25	35
• Lot frontage (feet)	250	140	140	115	70	140
• Habitable floor area (square feet)	2,000	1,800	1,600	1,400	1,200	None
Maximum Requirements						
• Height (stories/feet)	2 ½/35	2 ½/35	2 ½/35	2 ½/32	2 ½/30	2/35
• Height (flat roof)	28	28	28	25	25	25
• Building coverage (%)	5	10	15	20	25	30
• Lot coverage (%)	10	15	25	30	35	70
• Lot coverage – front yard (%)	10	15	25	30	35	70
• Floor area ratio	See § 275-12					0.4
• Height/setback ratio	See § 275-13					None
ACCESSORY USES						
Minimum Requirements						
• Rear yard setback (feet)	25	10	10	5	3	10
• Side yard setback (feet)	25	15	15	10	5	15
• Distance from principal building (feet)	30	20	20	20	15	20
Maximum Requirements						
• Height (feet)*	25	25	25	20	20	20
• Coverage of rear yard (%)	10	20	20	20	20	60*

NOTES:

- * The permitted height of boundary fences and walls is provided in § 275-18C.
- * See § 275-19C.
- * See §275-18L(5) for Swimming Pools – Minimum setback 20 feet to any property line.