

ZONING

248 Attachment 2

Village of Westbury

Maple Union District Schedule of Regulations¹
[Added 12-5-2019 by L.L. No. 7-2019]

District	Classifications (Refer to Article XXXIX for specific uses and other regulations)	Minimum Plot Area per Dwelling Unit (square feet)	Minimum Plot width for Dwellings (feet)	Maximum Building Coverage of Plot (%)	Maximum Height of Building Without Bonuses		Maximum Height of Building With Bonuses		Minimum Yard Dimensions			Minimum Floor Area for Dwellings (square feet of clear floor area)
					(stories)	(feet)	(stories)	(feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
MU-R1	Attached housing and townhouses (See § 248-351 for uses etc.)	1,480	100	30	3	40	3	40	0	10	0	
MU-R2	Mixed use multiple dwelling residential (See § 248-352 for uses etc.)	1,110	100	40	3	40	3	40	0	10	10	Micro: 350 Studio: 550 1 bedroom: 750 2 bedroom: 950 3 bedroom: 1,150
MU-R3	Multiple dwelling residential (See § 248-353 for uses etc.)	740	100	40	3	40	4	50	0	0	0	Micro: 350 Studio: 550 1 bedroom: 750 2 bedroom: 950 3 bedroom: 1,150
MU-R4	Mixed use multiple dwelling residential (See § 248-354 for uses etc.)	430	100	50	3	40	5	65	0	0	0	Micro: 350 Studio: 550 1 bedroom: 750 2 bedroom: 950 3 bedroom: 1,150
MU-R5	Mixed use multiple dwelling residential (See § 248-355 for uses etc.)	430	100	50	3	40	5	65	0	0	0	Micro: 350 Studio: 550 1 bedroom: 750 2 bedroom: 950 3 bedroom: 1,150
MU-R6	Mixed use multiple dwelling residential (See § 248-356 for uses etc.)	430	100	50	3	40	5	65	0	0	0	Micro: 350 Studio: 550 1 bedroom: 750 2 bedroom: 950 3 bedroom: 1,150
MU-R7	Mixed use multiple dwelling residential (See § 248-357 for uses etc.)	740	100	40	3	40	4	50	0	0	0	Micro: 350 Studio: 550 1 bedroom: 750 2 bedroom: 950 3 bedroom: 1,150

NOTES:

¹ The Board of Trustees expressly reserves to itself the right to grant bonuses exceeding those set forth in the Schedule of Regulations, if it deems such appropriate. (See § 248-359C)