

ZONING

285 Attachment 1

Town of Greenburgh

**TABLE I
MAXIMUM INTENSITY AND HEIGHT AND MINIMUM
PARKING REQUIREMENTS**

**Central Avenue Mixed-Use Impact (CA) District
[Amended 12-12-1984; 7-8-1987 by L.L. No. 3-1987; 8-17-2005 by L.L. No. 3-2005]**

Part A

Type Use	Maximum Floor Area Ratios		Maximum Height	Minimum Parking Required (spaces)
	As Single-Use Development	In Multiple-Use Development		
I				
(a) Office	.30	.35	4 stories, not to exceed 48 feet	1 for each 300 square feet of gross floor area, plus additional 5 for buildings 5,000 square feet or less
(b) Research	.35	.40	4 stories, not to exceed 48 feet	1 for each 400 square feet of gross floor area, plus additional 5 for buildings 5,000 square feet or less
(c) Telephone exchange	.45	.45	4 stories, not to exceed 48 feet	1 for each 500 square feet of gross floor area, plus additional 5 for buildings 5,000 square feet or less
(d) Conference center	.30	.35	4 stories, not to exceed 48 feet	1 for each 4 seats in major assembly hall, plus 1 for 4 seats in classroom facilities, plus additional 5 for buildings 5,000 square feet or less
(e) Post office	.15	.18	2 stories, not to exceed 24 feet	1 for each 100 square feet of gross floor area, plus additional 5 for buildings of 5,000 square feet or less
(f) Dental or medical clinic	.30	.35	4 stories, not to exceed 48 feet	1 for each 200 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
II				
(a) Commercial ¹	.10	.125	2 stories, not to exceed 24 feet	1 for each 200 square feet of gross floor area, plus additional 5 for buildings of 5,000 square feet or less
(b) Laundry and dry cleaning ¹	.10	.125	2 stories, not to exceed 24 feet	1 for each 200 square feet of gross floor area, plus additional 5 for buildings of 5,000 square feet or less
(c) Freestanding movie theater, cinema	.10	.125	2 stories, not to exceed 24 feet	1 for each 3 seats or 1 for each 75 square feet of gross floor area, whichever is greater, plus additional 5 for buildings of 5,000 square feet or less
(d) Sale of nursery materials, plants and supplies ¹	.10	.125	2 stories, not to exceed 24 feet	1 for each 200 square feet of gross floor area, plus additional 5 for buildings of 5,000 square feet or less

GREENBURGH CODE

Part A (Cont'd)

Type Use	Maximum Floor Area Ratios As Single-Use Development	Maximum Floor Area Ratios In Multiple-Use Development	Maximum Height	Minimum Parking Required (spaces)
II (cont'd)				
(e) Unified shopping center with or without restaurants, ² with no quick-service eating and drinking establishment or cabaret ³	.135	.16	2 stories, not to exceed 24 feet	1 for each 200 square feet of gross floor area for retail use; however, where a parking ratio is listed in Table I for a specific use, whether freestanding or not, that parking ratio as listed shall apply; an additional 5 shall be required for buildings 5,000 square feet or less
(f) Unified shopping center with quick-service eating and drinking establishment or cabaret ³	.125	.15	2 stories, not to exceed 24 feet	1 for each 200 square feet of gross floor area for retail use; permitted uses with parking ratios listed in Table I for that use, whether freestanding or not, shall apply; an additional 5 shall be required for buildings of 5,000 square feet or less

NOTES:

- ¹ Freestanding commercial uses on sites of two acres or less shall be permitted a commercial floor area ratio of 0.135 for single-use developments and 0.16 for multiple-use developments.
- ² Restaurants, even in a unified shopping center, are special permit uses.
- ³ Quick-service eating and drinking establishments or cabarets are subject to special permit.