

# ZONING

## 285 Attachment 2

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

**Central Avenue Mixed-Use Impact (CA) District  
[Amended 12-12-1984]**

**Part B**

Type Use	Maximum Floor Area Ratios As Single-Use Development	In Multiple-Use Development	Maximum Height <sup>1</sup>	Minimum Parking Required (spaces)
III				
(a) Multifamily development	Maximum-density: 35 bedrooms per acre	Maximum density: 40 bedrooms per acre	4 stories, not to exceed 48 feet	1 for each studio/efficiency apartment, 1.5 for each bedroom apartment, 2.0 for each 2-bedroom or larger apartment, plus an additional 10% of above total for visitor parking
IV				
(a) Public and quasi-public	.30	.35	4 stories, not to exceed 48 feet	1 for each 300 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
V (Special permit)				
(a) Commercial recreation: health clubs and spas	.35	.40	4 stories, not to exceed 48 feet	1 for each 200 square feet of gross floor area, plus additional 5 for buildings of 5,000 square feet or less
Squash, handball and tennis facilities	.45	.45	4 stories, not to exceed 48 feet	5 per court
Bowling alleys	.15	.15	2 stories, not to exceed 24 feet	5 per lane
(b) Freestanding funeral parlor	.35	.40	2 stories, not to exceed 24 feet	1 for each 3 seats provided therein, or 1 for each 60 square feet available for public use, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less
(c) Freestanding animal hospital	.35	.40	2 stories, not to exceed 24 feet	1 for each 200 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
(d) Freestanding quick-service eating and drinking establishment, ice cream stand	.015	.02	1 story, not to exceed 12 feet	1 for each 35 square feet of gross floor area
(e) Freestanding cabaret	.10	.125	2 stories, not to exceed 24 feet	1 for each 60 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
(f) Freestanding restaurants other than cabaret use <sup>2</sup>	.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 an additional 5 for buildings of 5,000 square feet or less

# GREENBURGH CODE

## Part B (Cont'd)

Type Use	Maximum Floor Area Ratios		Maximum Height <sup>1</sup>	Minimum Parking Required (spaces)
	As Single-Use Development	In Multiple-Use Development		
V (Special permit) (cont'd) (g) Restaurants in unified shopping center		Floor area ratio for unified shopping centers, above, shall apply	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 an additional 5 for buildings of 5,000 square feet or less

### NOTES:

<sup>1</sup> [Amended 7-8-1987 by L.L. No. 3-1987]

<sup>2</sup> 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.