

# ZONING

## 175 Attachment 4

### Town of Greenburgh

**Table I**  
**BUILDING REGULATIONS AND CONTROLS FOR URBAN RENEWAL (UR) DISTRICTS**

Land Uses	Minimum Lot Area (square feet)	Minimum Lot Area Per Dwelling Unit (square feet)	Maximum Lot Coverage (percent)	Maximum Height (stories/feet)	Minimum Yard Dimensions		
					Front (feet)	Rear (feet)	Side (feet)
Residential A							
Single-family dwelling	5,000	5,000	30%	2½/25	20	25	10 w/total of 18
Two-family dwelling	6,000	3,000	30%	2½/25	20	25	10 w/total of 18
Garden apartments/townhouses	10,000	2,000	35%	2½/25	20	25	10 each
Residential B							
Elevator apartments	20,000	1,500	15%	7/85	50	60	50 each
Residential C							
Garden apartments	10,000	3,750	20%	2/25	40	40	40 each
Public and semipublic	10,000	—	35%	2/30	40	40	20 each <sup>1</sup>
Neighborhood Shopping	10,000	—	30%	2/25	10	25 <sup>2</sup>	10 each
Planned Commercial development <sup>3</sup>	(See Note <sup>4</sup> )						
Retail services and service establishments		—	45% <sup>5</sup>	3/40		(See Note <sup>4</sup> )	
Offices, banks and related uses		—	45% <sup>5</sup>	6/75			
Manufacturing, research and development processing, assembling, wholesaling and warehousing <sup>3</sup>	—	—	45% <sup>5</sup>	6/75			
General Commercial	10,000	—	30%	2/25	10	25 <sup>2</sup>	10 each

NOTES:

<sup>1</sup> This requirement shall be binding, except that where, in the judgment of the Planning Board, two uses are compatible, no side yard shall be required.

<sup>2</sup> The minimum yard dimension abutting a residential district shall be not less than 50 feet.

<sup>3</sup> [Amended 10-9-1974 by Ord. No. 141]

<sup>4</sup> Planned commercial development use area. [Amended 10-9-1974 by Ord. No. 141]

## GREENBURGH CODE

### NOTES: (cont'd)

- (a) No building shall be located closer than 25 feet to any district boundary line.
  - (b) No building shall be closer than 50 feet to any public street, except where there shall be no parking indicated between the building and said street, in which case the building shall be no closer than 25 feet to any public street, and except on Dobbs Ferry Road, where a building of not more than two stories and limited to 35 feet in height may be erected 25 feet from a public street.
  - (c) No building shall be located nearer than 50 feet to any boundary line of a lot in residential use.
  - (d) The minimum setback requirement for the corner parcel on Dobbs Ferry Road and Tarrytown Road shall be no closer than 25 feet for a distance of 600 feet from the corner property line with a maximum height limitation of two stories and an overall height limitation of 25 feet.
  - (e) A landscape area of not less than five feet in width, measured from the property line, is required for the perimeter of a site along a public street in a planned commercial area.
- <sup>5</sup> A floor area ratio (FAR) of 70% shall not be exceeded. Floor area ration is the relationship of the parcel area to the building floor area.