

ZONING

450 Attachment 1

Village of Sleepy Hollow

Schedule of Regulations

[Amended 1-26-1987 by L.L. No. 2-1987; 3-23-1987 by L.L. No. 3-1987; 7-18-1989 by L.L. No. 11-1989; 8-15-1989 by L.L. No. 14-1989; 2-15-1994 by L.L. No. 1-1994; 1-28-1997 by L.L. No. 4-1997; 11-2-1998 by L.L. No. 10-1998; 11-3-1998 by L.L. No. 10-1998; 7-17-2001 by L.L. No. 11-2001; 9-27-2005 by L.L. No. 6-2005; 1-22-2013 by L.L. No. 1-2013; 9-23-2014 by L.L. No. 12-2014; 9-23-2014 by L.L. No. 13-2014; 8-24-2021 by L.L. No. 3-2021; 10-4-2022 by L.L. No. 9-2022]

District	Permitted Principal Uses	Permitted Accessory Uses	Minimum Lot Size			Maximum Lot Coverage		Required Yards and Open Spaces					Maximum Height (feet)	Miscellaneous Notes
			Use	Area	Width (feet)	Use	Area (percent)	Use	Front (feet)	Side		Rear (feet)		
										One (feet)	Both (feet)			
R-1, One-Family Residence/Open	Golf course or country club	Home profession	Golf course or country club	40 acres	500	Golf course or country club	5	Residence use	75	45	100	50	35	Parking as specified in § 450-41E Golf course or country club, no parking within 25 feet of any side or rear lot line *Swimming pool as specified in § 450-45
	1-family residence	Quarters for full-time domestic employees	Residence	1 acre	150	Residence	15	Golf course or country clubs Principal use	100	100	200	100		
	Public park or playground	Noncommercial agricultural activities, including the keeping of livestock	Other uses	No minimum	No minimum	All other	20	Accessory use	50					
	National, state or local historic landmarks or sites open to public visitation or other educational or philanthropic uses under the auspices of a nonprofit charitable, educational, eleemosynary or philanthropic organization, with a minimum acreage of 5 acres ¹	Garage for 1 or more automobiles, including farm equipment												
		Community or private swimming pool*												
		Antennas, including satellite dish antennas												

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										One (feet)	Both (feet)			
R-2, One-Family Residence/Low Density	1-family residence	Garage for not more than 3 automobiles	Residence	10,000 square feet	75	All uses	20	Residence use	30	10	25	25	35	Parking as specified in § 450-41E *Swimming pool as specified in § 450-45
	Public park		Public park	1 acre	100									
	Public school	Home profession	Public school	5 acres	200			Public school	50	25	50	50		
	National, state or local historic landmarks or sites open to public visitation or other educational or philanthropic uses under the auspices of a nonprofit charitable, educational, eleemosynary or philanthropic organization, with a minimum acreage of 1.0 acres ¹⁰	Identification sign Community or private swimming pool* Antennas, including satellite dish antennas												
R-2A, One-Family Residence/ Low Density	As in R-2	As in R-2	As in R-2	15,000 square feet	100	As in R-2	As in R-2	As in R-2	As in R-2	As in R-2	As in R-2	As in R-2	As in R-2	As in R-2
R-3, One-Family Residence/ Medium Density	As in R-2	As in R-2, plus Home occupation Antennas, including satellite dish antennas	Residence	5,000 square feet	50	All uses	30	Residence use	20	5	15	25	35	Parking as specified in § 450-41E
			Public park	10,000 square feet	100			Other use	As in R-2	As in R-2	As in R-2	As in R-2		
			Public school	As in R-2	As in R-2									
R-4, One- and Two-Family Residence	As in R-3, plus 2-family residence	As in R-3 Antennas, including satellite dish antennas	Residence	4,000 square feet	40	Residence use	35	Residence use	20	3	12	25	35	Parking as specified in § 450-41E
			Other	As in R-3	As in R-3	Other uses	30	Other use	As in R-3	As in R-3	As in R-3	As in R-3		
R-4A, One- and Two-Family Residence/ Neighborhood Commercial	As in R-4 Stores and shops for retail business and personal and business services which principally serve the needs of the immediate residential neighborhood Restaurant, delicatessen or other similar food service establishment	As in R-4 Business sign Off-street parking lot or garage Antennas, including satellite dish antennas	Residence	4,000 square feet	40	Residence use	35	Residence uses	20	3	12	25	35	Parking as specified in § 450-41E Uses subject to performance standards as specified in § 450-43 Site plan review as specified in § 450-66
			Other	As in R-4	As in R4	Other uses	30	Other uses	As in R-4	As in R-4	As in R-4	As in R-4		
			Commercial uses	No minimum	No minimum	Commercial use on a single lot	60	Commercial use on single lot	20	3	12	20		

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			Use	Area	Width (feet)	Use	Area (percent)	Use	Front (feet)	Side		Rear (feet)								
										One (feet)	Both (feet)									
R-5, Multiple Residence/ Medium Density	As in R-4, plus Attached dwellings*	As in R-4, plus	1- or 2-family residence, social club	4,000 square feet	40	As in R-4, plus	As in R-4	Residence uses, except	20	5	15	25	45	Parking as specified in § 450-16E *Attached dwellings: see § 450-40B Site plan review as specified in § 450-66 For multiple dwellings, provide 100 square feet of usable open space per dwelling unit						
	Church, including parish house, convent and rectory	Off-street parking lot or garage	Multiple dwellings		50	Multiple dwelling on	30	Attached dwellings: side yard requirements apply to side units only												
	Multiple dwelling	Antennas, including satellite dish antennas	1st 3 dwelling units	5,000 square feet	As in R-4	Planned residence development	20	Other uses	25	10	20	25								
	Planned residence development group														Each additional unit	1,500 square feet	As in R-4	As in R-4	Other uses	35
	Social club or lodge														Other	As in R-4	As in R-4	Other uses	35	
Senior housing community ⁹		Church, attached dwelling, planned development	10,000 square feet	100																
R-6, Multiple Residence/High Density	As in R-5	As in R-5 Antennas, including satellite dish antennas	As in R-5, except		100	As in R-5, except	25	All uses, except	20	10	20	25	100	Parking and loading as specified in § 450-41E Site plan review as specified in § 450-66 For multiple dwellings, provide 50 square feet of usable open space per dwelling unit						
			Multiple dwelling: 1st 15 dwelling units	10,000 square feet	Multiple dwelling on single lot		Multiple dwellings; add 1 foot to each side yard for each 5 feet of height above 50 feet		Attached dwellings	As in R-5	As in R-5	As in R-5			As in R-5					
			Each additional unit	500 square feet																

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										One (feet)	Both (feet)			
H, Hospital	Public, private or voluntary hospital Continuing-care retirement community as specified in § 450-57 ⁴	Illuminated identification and directional signs Off-street parking Residence for staff personnel School of nursing Limited retail and service uses* Day-care center licensed by the State of New York Temporary use of existing buildings and facilities for fundraising activities, including leasing of space for catered affairs and other similar activities		20 acres	400	All principal uses All accessory uses Total	15 ⁸ 15 ⁸ 25 ⁸	Hospital Accessory use CCRC CCRC accessory use	300 300 300 300	300 50 300 ³ 25 ⁴ 200 ³ 25 ⁴	600 , 100 600 ⁵ 325 ⁶ 400 ⁵ 225 ⁶	300 300 300 ³ 100 ⁴ 300 ³ 75 ⁴	Principal use: 100 Other uses: 50 70 ⁷ 50 ⁷	Parking and loading for hospital as specified in § 450-41E Parking and loading for continuing-care retirement community as specified in § 450-57F *Limited retail and service uses as specified in § 450-46

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										One (feet)	Both (feet)			
C-1, Highway Commercial	Sale of new or used automobiles* Gasoline service station* Motor vehicle repair shop* Commercial recreation facility Public utility installation Stores and shops for retail business and personal or business services Planned commercial development group Offices Restaurants, delicatessens and other food service establishments, excluding fast-food restaurants and drive-through restaurants* Mixed-use (commercial and residential) developments*	Business sign Off-street parking lot or garage used exclusively for the parking of motor vehicles Antennas, communications towers, antenna towers, monopoles, associated buildings, structures and equipment	No minimum, except Gasoline service station Interior lot Corner lot	10,000 square feet 5,000 square feet	100 50	Commercial use or mixed-use (commercial and residential) development on a single lot Planned development group	60 35	Commercial use or mixed-use (commercial and residential) development, plus Landscaped buffer area as specified in § 450-36C	20	None None	None None	20	35	Parking and loading as specified in § 450-41E and F, respectively *See additional requirements as specified in §§ 450-47, 450-48, 450-49, 450-50 and 45-51, as appropriate Uses subject to performance standards as specified in § 450-43 Site plan review as specified in § 450-66

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C-2, Central Commercial	As in R-5, plus Professional and medical offices Financial institutions Stores and shops for retail business and personal and business services Commercial recreation facility Printing and publishing plant Restaurant, delicatessen or other food service establishment* Tavern or bar* Coffee shop Mixed-use (commercial and residential) development* Child-care centers Educational instruction Museums Art galleries and studios Artisan manufacturing Live/work units Co-working space Breweries, brewpubs, and distilleries Multiple-use businesses	As in C-1 Antennas, communications towers, antenna towers, monopoles, associated buildings, structures and equipment Outdoor dining Rooftop dining	Commercial uses, excluding car wash Residence and other R-5 uses Mixed Use	No minimum As in R-5 No minimum	No minimum As in R-5 No minimum	Commercial use Residence use Mixed use Multifamily dwelling	As in C-1 As in R-4 No maximum; FAR-14 No maximum; FAR-14	Commercial use ¹ Residence use Mixed use Multifamily dwelling	None As in R-4 None As in R-5	None As in R-4 None As in R-5	None As in R-4 None As in R-5	20 As in R-4 None Where a mixed use or multifamily dwelling is abutting a residential district, the yard requirement shall be 25, the last 10 of which must be landscaped	45	Parking and loading as specified in § 450-41E Uses subject to performance standards as specified in § 450-43 Site plan review as specified in § 450-66 *See additional requirements as specified in §§ 450-122 and 450-107, as appropriate

¹ Commercial uses in the LBADSOD to use the R-5 setbacks for yard requirements.

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CEM, Cemetery	Operation of a cemetery for the interment of human remains in graves, tombs or vaults	Crematorium, administrative office, garage for maintenance equipment, caretaker's residence and other facilities appurtenant to such use Directional and identification signs		3 acres			None	None					35	Fence or buffer strip along a street or property line adjacent to adjoining R District per § 450-36C
P, Parks	Public park or reservation National historic site Museum or historic restoration	Off-street parking, limited retail and service uses, garage and maintenance structures, administration building, bath house and rest rooms, directional and identification signs, recreation facilities, picnic shelter, excavation for archeological purposes in connection with historic restoration		1 acre			5	None					35	As in CEM, plus no exposed lighting, no glare on adjoining property in R District
PP, Public Parking	Paved parking lot for employees, customers, and visitors of adjacent commercial or industrial use Temporary storage of manufactured vehicles awaiting delivery	Guard shelter, facilities for fueling and lubricating new vehicles, directional signs		None			None	None					25	Buffer on perimeter of R or P District; no exposed lighting or glare on adjacent land in R District under normal weather conditions
RF, Riverfront Development	See Article IV, Riverfront Development District.													

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SRF, Southern Riverfront Overlay	See Article V, Southern Riverfront Overlay District.													

NOTES:

- ¹ Any use is subject to site plan review, pursuant to § 450-66 of Chapter 450, Zoning.
- ² (Reserved)
- ³ Adjoining a residential use.
- ⁴ Adjoining a nonresidential use.
- ⁵ If both sides adjoin a residential use.
- ⁶ If one side adjoins a nonresidential use.
- ⁷ For a CCRC, height shall be calculated as the vertical distance measured at each point along the base of a building from the finished grade at that point to the highest point of a flat roof directly above or to the midpoint of a pitched roof directly above.
- ⁸ Total coverage for both permitted and accessory uses not to exceed 25%.
- ⁹ Special permit use.
- ¹⁰ This provision shall be applicable to the R-2 District only. For existing facilities present at the adoption of this amendment, the existing site conditions shall constitute the zoning setbacks, minimum lot size and parking requirements for such facility. Any change in use is subject to site plan review, pursuant to § 450-66 of Chapter 450, Zoning.

For reference:

R-4, For residence use:

- Front yard: 20 feet.
- Side (one): three feet.
- Side (both): 12 feet.
- Rear: 25 feet.
- Maximum coverage: 35%.

R-5, For multiple-dwelling residence

Minimum lot size: 5,000 square feet for first three units; 1,500 square feet for each additional.