

ZONING

305 Attachment 4

Town of Tarrytown

Zoning Schedule

Column 4

Other Requirements

Single-Family Residence Districts

- A. Freestanding accessory buildings shall not be permitted in the R-5 Zone. Accessory uses shall be within or attached to a principal building directly or by a breezeway or roofed corridor not exceeding 15 feet in length.
- B. See § 305-63D for off-street parking requirements.
- C. In structures certified by the Board of Trustees as historic structures, the Zoning Board of Appeals may permit the conversion of a one-family dwelling into a maximum of three separate dwelling units where such conversion is necessary to preserve the historic structures, provided that each dwelling unit shall contain the minimum livable floor area required in that district and further subject to the issuance of a certificate of appropriateness by the Architectural Review Board.
- D. See § 305-46 for street frontage and access requirements.
- E. See § 305-47 for general yard and setback requirements.
- F. See § 305-48 for general height requirements.
- G. See §§ 305-51 through 305-59 for miscellaneous requirements.
- H. See § 305-67 for requirements regarding wetlands and steep-slope protection.

Multifamily Residence Districts

- A. In structures certified by the Board of Trustees as historic structures, the Zoning Board of Appeals may permit the conversion of a one-family dwelling into a maximum of three separate dwelling units where such conversion is necessary to preserve the historic structures, provided that each dwelling unit shall contain the minimum livable floor area required in that district and further subject to the issuance of a certificate of appropriateness by the Architectural Review Board.
- B. There shall be no more than four dwelling units within each building or structure.

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- C. All multifamily dwellings shall be subject to site development plan approval. (See Article XVI.)
- D. See § 305-46 for street frontage and access requirements.
- E. See § 305-47 for general yard and setback requirements.
- F. See § 305-48 for general height requirements.
- G. See §§ 305-51 through 305-59 for miscellaneous requirements.
- H. See § 305-63D for off-street parking requirements.
- I. See § 305-67 for requirements regarding wetlands and steep-slope protection.
- J. There shall be an eight-foot side yard along a side lot line on a parcel in any M-1 District which adjoins another residence district.

Office Building District (OB)

- A. All uses permitted in the OB Zone shall be subject to site development plan approval. (See Article XVI.)
- B. No wall of any building shall exceed 40% in height of the distance between it and its closest point to any street or property line.
- C. See § 305-46 for street frontage and access requirements.
- D. See §§ 305-45G and 305-47 for general yard and setback requirements.
- E. See § 305-48 for general height requirements.
- F. See §§ 305-51 through 305-59 for miscellaneous requirements.
- G. See § 305-63D for off-street parking requirements.
- H. See § 305-67 for requirements regarding wetlands and steep-slope protection.

Mixed-Use District (MU)

- A. The provisions of this district shall be applicable to such parcels as may be so designated by the Board of Trustees on the Official Zoning Map of the Village and in addition that:
 - (1) Were zoned OB on the Official Zoning Map of the Village on June 1, 1979.

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- (2) Are at least 50 acres in total size, all such acres being contiguous and sited entirely in the Village.
 - (3) Have no less than 20% of their perimeter fronting on a state highway and no less than 20% of their perimeter bordering on the New York State Thruway.
- B. See § 305-129C(8) for off-street parking requirements.
 - C. See § 305-129C(9) and (10) for sign and discretionary requirements.
 - D. No buildings, structures or impervious materials of any sort shall be placed within or upon or within 75 feet of areas designated as wetlands by the Village and other governmental regulations.

Commercial Districts (LB, NS, RR, GB, WGBD, WD and ID)

- A. For business structures in the LB Zone, no wall of any building shall exceed in height 40% of the distance to any street or property line.
- B. For hotels in the LB Zone, the lot area shall contain 3,000 square feet per unit for one-story buildings and 1,500 square feet per unit for buildings of two or more stories.
- C. Business structures in the RR Zone on Broadway shall have a minimum front yard of 20 feet.
- D. There shall be an eight-foot side yard along a side lot line in any RR or GB District which adjoins a residence district.
- E. The buffer area for on-site parking setback along side or rear property boundaries in any RR or GB District which adjoins a residence district shall be a minimum of 15 feet in width.
- F. Minimum depth of the rear yard in a GB District shall be 10 feet. Where any part of a building is used for residences, the minimum rear yard shall be 15 feet.
- G. In the WGBD and ID Districts, along any municipal boundary, a five-foot landscaped strip is required and shall be planted in addition to the required side and rear yards with a combination of evergreens, hedges and shrubs having a minimum height of six feet and shall include decorative fencing having a height of six feet.
- H. Certain properties in the ID District were temporarily designated UR Urban Renewal for redevelopment purposes. See the Village's urban renewal records and Zoning Map Amendment Numbers 44 and 46.
- I. See § 305-46 for street and frontage and access requirements.
- J. See §§ 305-45G and 305-47 for general yard and setback requirements.

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- K. See § 305-48 for general height requirements.
- L. See §§ 305-51 through 305-59 for miscellaneous requirements.
- M. See § 305-63D for off-street parking requirements.
- N. See § 305-67 for requirements regarding wetlands and steep-slope protection.
- O. In structures certified by the Board of Trustees as historic structures, the Zoning Board of Appeals may permit the conversion of a one-family dwelling into a maximum of three separate dwelling units where such conversion is necessary to preserve the historic structures, provided that each dwelling unit shall contain the minimum livable floor area required in that district and further subject to the issuance of a certificate of appropriateness by the Architectural Review Board.
- P. Massing of riverfront buildings in the WGBD and WD Districts. To avoid monotony and provide better physical and visual access to the river, riverfront facades should not exceed 300 feet in length. When the riverfront facade exceeds 300 feet in length, an opening of at least 50 feet shall be provided to provide a view corridor to the river. This access is to be open to the sky.
- Q. All new or relocated utility distribution facilities shall be placed underground.

Historic Commons District (HC)

- A. All uses permitted in the HC Zone shall be subject to site development plan approval. (See Article XVI.)
- B. All uses permitted in the HC Zone shall be subject to issuance of a certificate of appropriateness by the Architectural Review Board (§ 9-6B). Any proposed new use or structure or any proposed raise of an existing structure must be designed to be compatible with adjacent historic structures and the surrounding landscape. Site improvements, including roadways, drainage infrastructure, landscaping and lighting, shall not negatively affect, to the maximum extent practicable, the visual character of the subject property or of views across the subject property from adjacent properties.
- C. See § 305-63D for off-street parking requirements.
- D. In structures certified by the Board of Trustees as historic structures, the Zoning Board of Appeals may permit the conversion of a one-family dwelling into a maximum of three separate dwelling units where such conversion is necessary to preserve the historic structures, provided that each dwelling unit shall contain the minimum livable floor area required in that district and further subject to the issuance of a certificate of appropriateness by the Architectural Review Board (§ 9-6B).
- E. See § 305-46 for street frontage and access requirements.

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- F. See § 305-47 for general yard and setback requirements.
- G. See § 305-48 for general height requirements.
- H. See §§ 305-51 through 305-59 for miscellaneous requirements.
- I. See § 305-67 for requirements regarding wetlands and steep-slope protection.