

ZONING

305 Attachment 5

Village of Tarrytown

Zoning Schedule
Single-Family Residence Districts

5	6	7	7a	8	9	10	11	12	13	14	15	16	17	18	19	20	20a	21	
Zone	Use	Minimum Lot Size (square feet)	Width at Front of Building (feet)	Required Minimum Frontage (feet)	Principal Building Coverage (percent)	Accessory Building Coverage (percent)	Total Coverage (all buildings) (percent)	Minimum Front Yard (feet)	Minimum for Each Side Yard (feet)	Minimum 2 Side Yards (feet)	Minimum Rear Yard (feet)	Minimum Distance From Accessory Building to Principal Building (feet)	Minimum Distance From Accessory Building to Side Lot Line (feet)	Minimum Distance From Accessory Building to Rear Lot Line (feet)	Maximum Height (stories)	Maximum Height ¹ (feet)	Minimum Floor Area Per Dwelling Unit (square feet)	Maximum Livable Area	Zone
R-80 ²	All uses	80,000	150	150	8 ³	2	10 ⁵	40	30	60	50	30	30	30	2.5	30	1,800	1.5 times principal building coverage	R-80 ²
R-60 ²	All uses	60,000	150	150	10 ⁴	2	12 ⁶	40	25	50	45	25	25	25	2.5	30	1,800	1.5 times principal building coverage	R-60
R-40	All uses	40,000	150	150	14.0	3.5	17.5	40	20	40	36	20	20	20	2.5	30	1,800		R-40
R-30	All uses	30,000	135	135	16.0	4.0	20.0	35	18	38	34	18	18	18	2.5	30	1,650		R-30
R-20	All uses	20,000	120	120	18.0	4.5	22.5	30	16	34	32	16	16	16	2.5	30	1,500		R-20
R-15	All uses	15,000	115	115	20.0	5.0	25.0	27	14	30	30	14	14	14	2.5	30	1,350		R-15
R-10	All uses	10,000	100	100	22.0	5.5	27.5	25	12	26	28	12	12	12	2.5	30	1,200		R-10
R-7.5	All uses	7,500	75	75	24.0	6.0	30.0	20	10	22	26	10	10	10	2.5	30	1,050		R-7.5
R-5	All uses	5,000	50	50	30.0	0.0	30.0	20	8	18	26	N/A	N/A	0	2.5	30	900		R-5
R Zones and recreation centers	Community	65,000	100	100	20.0	5.0	25.0	25	25	50	50	14	25	50	2.5	30	0		R Zones

NOTES:

- ¹ Building walls shall not encroach upon a light exposure plane measured 45° vertically from the base of neighboring setback lines. If an existing structure is located within a mandatory side yard setback, then the point of measurement for a light exposure plane shall be at a point equal to the required side yard setback.
- ² Dimensions for lot size, frontage and yard setbacks may be reduced for lots within the R-60 and R-80 Districts, without any increase in overall lot count, if the Planning Board determines that the resulting lot and building configuration would enhance the overall physical and visual character of the proposed development and/or provide enhanced visual or physical access to open space. Reductions in lot and bulk controls shall be in context with dimensional parameters of adjacent properties, but in no case shall minimum lot sizes be reduced below R-30 standards.
- ³ Principal building coverage on lots less than 80,000 square feet, but more than 60,000 square feet, within the R-80 Zone shall be a maximum of 10%.
- ⁴ Principal building coverage on lots less than 60,000 square feet within the R-60 Zone shall be a maximum of 12%.
- ⁵ Total building coverage on lots less than 80,000 square feet, but more than 60,000 square feet, within the R-80 Zone shall be a maximum of 12%.
- ⁶ Total building coverage on lots less than 60,000 square feet within the R-60 Zone shall be a maximum of 14%.