305 Attachment 7

Village of Tarrytown

Zoning Schedule
OB District

5		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Zone	**Use**	**Minimum Lot Size (square feet)**	**Width at Front of Building (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 (feet)**	**Minimum Floor Area Per Dwelling Unit (square feet)**	**Zone**
OB	Executive business, sales, accounting and general offices and research laboratories	435,600	400	Maximum total coverage of all buildings, structures and paved areas: 45% of the buildable site area. Buildable site area shall be determined by subtracting from the total lot area 50% of the area of the wetlands and steep slopes (25% or greater) on the site.			Minimum setback of all permitted buildings, structures and paved areas from the right-of-way of any public street or any residential zoning district: 100 feet. Minimum setback of all permitted buildings, structures and paved areas from any nonresidential zoning district and from other property boundaries: 50 feet. Minimum setback of buildings and structures from the right-of-way of the New York State Thruway or the Administrative Headquarters of the New York State Thruway: 50 feet. Minimum setback of paved areas from the right-of-way of the New York State Thruway or the Administrative Headquarters of the New York State Thruway: 25 feet. Minimum setback of a telephone exchange or an electric substation from all property lines: 50 feet.							3.0	35	The gross floor area permitted shall not exceed the product of the buildable site area and the following floor area ratios:	OB
OB	Training schools for training of management, sales, research, financial or other executive office personnel and for the performance of historical, economic and other research not of a biological or technical character			Maximum total coverage of all buildings and structures: 12% of the buildable site area, as defined above. Building coverage may be increased up to 17% at a ratio of an additional 1% of building coverage for each additional 5% of parking enclosed in garages exceeding the minimum of 20%, as shown below: **Percentage of Parking Enclosed** / **Permitted Building Coverage** 20% / 12% 25% / 13% 30% / 14% 35% / 15% 40% / 16% 45% / 17%												**Permitted Building Coverage*** / **Permitted Height (stories)** / **Maximum Floor Area Ratio**** 12% / 3 / 0.36 13% / 3 / 0.39 14% / 3 / 0.42 15% / 3 / 0.45 16% / 3 / 0.48 17% / 3 / 0.51	OB
OB	Telephone exchanges and electric substations															NOTES: * See coverage requirements. ** Floor area ratio = gross floor area/buildable site area. Buildable site area = total lot area - 50% [wetlands + steep slopes (25% or greater)]	OB