

ZONING

305 Attachment 8

Village of Tarrytown

Zoning Schedule
MU District

5	6	7	8-10	11-17	18	19															
Zone	Minimum Lot Size (square feet)	Width at Front of Building (feet)	Coverage Requirements	Setback Requirements	Maximum Height (stories)	Maximum Height (feet)	Maximum Gross Floor Area														
MU	0	0	<p>Maximum total coverage of all buildings, structures and impervious surfaces: 45% of the total lot area.</p> <p>Maximum total coverage of all buildings and structures: 12% of the total lot area. Building coverage may be increased up to 17%, at a ratio of an additional 5% of parking enclosed in garages exceeding the minimum of 20% as shown below:</p> <table border="1"> <thead> <tr> <th>Percentage of Parking Enclosed</th> <th>Permitted Building Coverage</th> </tr> </thead> <tbody> <tr> <td>20%</td> <td>12%</td> </tr> <tr> <td>25%</td> <td>13%</td> </tr> <tr> <td>30%</td> <td>14%</td> </tr> <tr> <td>35%</td> <td>15%</td> </tr> <tr> <td>40%</td> <td>16%</td> </tr> <tr> <td>45%</td> <td>17%</td> </tr> </tbody> </table> <p>Maximum total coverage of all impervious surfaces (excluding buildings): 33%.</p>	Percentage of Parking Enclosed	Permitted Building Coverage	20%	12%	25%	13%	30%	14%	35%	15%	40%	16%	45%	17%	<p>Minimum setback of all permitted buildings and structures from the right-of-way of the New York State Thruway: 50 feet.</p> <p>Minimum setback of all permitted buildings and structures from the right-of-way of New York State Route 119: 100 feet.</p> <p>Minimum setback of all permitted buildings and structures from all other property lines: 75 feet.</p> <p>Minimum setback of any permitted building or structure from any other permitted building or structure: 50 feet.</p> <p>Minimum setback of all paved areas from the right-of-way of the New York State Thruway: 25 feet.</p> <p>Minimum setback of all paved areas from the right-of-way of New York State Route 119: 50 feet.</p> <p>Minimum setback of all paved areas from any residential zoning district: 75 feet.</p> <p>Minimum setback of all paved areas from other property lines: 50 feet.</p> <p>Minimum setback of all permitted buildings, structures and impervious materials from all wetlands: 75 feet.</p>	6.0	0	<p>The gross floor area permitted shall not exceed the product of the total lot area and the permitted building coverage (see coverage requirements) multiplied by the number of stories permitted by the height regulation.</p> <p>A minimum of 40% of the permitted gross floor area shall be retained for office use. A minimum of 40% and a maximum of 55% shall be retained for residential use.</p>
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