

ZONING

A Attachment 2

Village of Tuckahoe

Schedule of Area and Bulk Requirements
[L.L. No. 1-2005, § 1; L.L. No. 5-2005, § 1; L.L. No. 10-2009, § 5]

District	Code Text Section	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Maximum Height (feet/story)	Maximum Building Coverage	FAR
					Front	Side	Rear			
Residence A-10	§ 4-1	12,000 (10,000)	95 (80)	n.a.	35 [a] (25)	20 [a] (15 or 2x building height)	40 [a] (30)	35	25%	0.4
Residence A-5	§ 4-2	10,000 (5,000)	80 (50)	n.a.	35 (25)	20 (9)	35 (25)	35/2.5	35%	0.45
Residence B	§ 4-3	10,000 (5,000 for one-family dwellings) (7,500 for two-family dwellings)	80 (50)	n.a.	35 (25)	15 (9)	35 (25)	35/2.5	35%	0.5
Apartment 3	§ 4-4	12,000	n.a.	100 avg.	20	1/2 of building height [min. 12] [b]	30 [c]	42/3	35%	0.8 [d]
Business/Residence	§ 4-5	n.a.	n.a.	n.a.	0 [or 6 min.] [e]	0 [or 6 min.] [e]	0 [or 6 min.] [e]	42/3	50%	1.0[g]
Business	§ 4-6	n.a.	n.a.	n.a.	0 [or 6 min.] [f]	0 [or 6 min.] [f]	0 [or 6 min.] [f]	42 [above curb level]	50%	1.2
Industrial	§ 4-7	n.a.	20	n.a.	20 avg. (10 min.)	20 avg. (10 min.)	20 avg. (10 min.)	50	70%	1.0
General Commercial	§ 4-8	5,000	500	70	10[h]	10[i]	20[j]	50[j]	70%	1.6[k]
Accessory buildings	--	--	--	--	10 min. to principal building	5.5 min.	5.5 min.	--	--	--

NOTES:

1. This schedule is presented for the convenience of the reader. The ordinance text must be consulted for the detailed requirements of each district. Fence regulations appear in § 5-1.3. Fences may not exceed 6 feet in rear yards, 5 feet in side yards, and 4 feet in front yards.
 2. (Parentheses) indicate old area and bulk requirements, which apply to lots that existed on or before July 1, 1999.
- [a] Cornices or cantilevers may project not more than two feet into a required yard. Window sills and other ornamental features may project not more than six inches into a required yard. Paved terraces, steps and walks (other than such as are needed for access to the buildings on the lot) shall not project within 15 feet of a street line or four feet of a property line.
- [b] There shall be a side yard with a minimum width equal to 1/2 the height of the wall of any building which faces the side lot line, but in no case nearer than 12 feet to such lot line, except for a cluster of townhouses, where the side yard shall be a minimum of 15 feet.
- [c] There shall be a rear yard with a minimum depth of 30 feet, except that the rear yard for senior citizen housing shall be a minimum depth of 15 feet.
- [d] No building shall exceed a length of 160 feet, except that for senior citizen housing and townhouses, no building shall exceed a length of 220 feet.
- [e] No front, side or rear yard is required. However, if any side or rear yard is provided, such yard shall be at least six feet wide. A yard of not less than 10 feet shall be provided along any lot line that borders on a residential zone.
- [f] No front, side or rear yard is required, but, if any side or rear yard is provided, such yard shall be at least six feet wide.
- [g] Where land uses wholly within the Business/Residential District are 50% or more residential, as measured by gross floor area, the FAR shall be 1.2.
- [h] For a building above 40 feet in height, there shall be an additional 10 feet added to the front yard requirement.
- [i] Subject to the provisions of § 4-8.5(d) herein.
- [j] Subject to the provisions of § 4-8.5(a) herein.
- [k] Subject to the provisions of § 4-8.5(c) herein.