

ZONING

307 Attachment 3

Table of Dimensional Regulations, Residential Districts
 § 307-17, Zoning
 Town of Cortlandt

[Amended 2-14-1995; 8-12-2003; 4-11-2006; 5-15-2007 by L.L. No. 9-2007; 4-16-2024 by L.L. No. 4-2024; 7-15-2025 by L.L. No. 4-2025]

Zoning District	Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Height	Minimum Yard: Principal Structure			Minimum Lot Area Per Dwelling Unit (square feet)	Maximum Building Coverage (percent of lot area)	Minimum Landscape Coverage (percent of lot area)	Maximum Building Floor Area (square feet)	Maximum Floor Area Ratio ¹
					Front (feet)	Side (feet)	Rear (feet)					
Residential Districts												
CROS		653,400	500	2 1/2 stories or 35 feet	50		30					
	Dwelling use							(4)	70%			
	Nondwelling use							(4)	60%			
	Width of 70 feet or more					20% of width to a maximum of 30 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-80		80,000	200	2 1/2 stories or 35 feet	50		30					
	Dwelling use							(4)	70%			
	Nondwelling use							(4)	60%			
	Width of 70 feet or more					20% of width to a maximum of 30 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-40		40,000	150	2 1/2 stories or 35 feet	50		30					
	Dwelling use							(4)	60%			
	Nondwelling use							(4)	50%			
	Width of 70 feet or more					20% of width to a maximum of 30 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-40A	Lot	40,000	150									
	Existing lot for 2-family use	20,000	100									
	All lots			2 1/2 stories or 35 feet	50		30					
	Dwelling use							(4)	60%			
	Nondwelling use							(4)	50%			
	Width of 70 feet or more					20% of width to a maximum of 30 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-20		20,000	100	2 1/2 stories or 35 feet	40		30					
	Dwelling use							(4)	50%			
	Nondwelling use							(4)	50%			
	Width of 70 feet or more					20% of width to a maximum of 10 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-15		15,000	80	2 1/2 stories or 35 feet	35		25					
	Dwelling use							(4)	50%			
	Nondwelling use							(4)	50%			
	Width of 70 feet or more					20% of width to a maximum of 10 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-10		10,000	75	2 1/2 stories or 35 feet	30		20					
	Dwelling use							(4)	50%			
	Nondwelling use							(4)	50%			
	Width of 70 feet or more					20% of width to a maximum of 10 feet						
	Width less than 70 feet					15% of width to a minimum of 5 feet						
R-G	Single-family dwelling	7,500	60									
	2-family dwelling*	10,000	70									
	All lots			40 feet	30		20					
	Dwelling use							(4)	40%			
	Nondwelling use							(4)	50%			
	Width of 70 feet or more					20% of width to a maximum of 10 feet						
	Width less than 70 feet					15% of width minimum						
All residential	Accessory structures*											
	Accessory building not containing an ADU			(1)		6	6				(3)	
	Accessory building containing ADU			Not to exceed the height of the principal building on the same lot		Same as principal building	Same as principal building				800 square feet of gross floor area or 40% of the existing gross floor area of the single-family dwelling on the same lot, whichever is less	
	Tennis court				Not permitted	6	6					
	Swimming pool				Not permitted	6	6					
	Satellite dish or freestanding antenna			Same as for principal structure	Not permitted	Not permitted	6					
	Playground equipment				Not permitted	6	6					

XXXXX CODE

NOTES:

* Accessory buildings with less than 25 feet of floor area are exempt from these requirements.

(1) The height of accessory residential buildings shall be one story above grade as defined in the New York State Uniform Fire Prevention and Building Code and limited to 10 feet from the finished floor to the top of the exterior wall plate (eave) or underside of the ceiling joists, and the height to the top of the ridge shall not exceed seven feet.

(2) (Reserved)

(3) The total footprint of all accessory buildings may not exceed 50% of the floor area of the principal building.

(4) The maximum building coverage for principal dwelling use shall not exceed 65% of the allowed floor area ratio.

¹ Editor's Note: Floor area ratio requirements are included in a separate table, entitled "Table of Dimensional Regulations, Maximum Floor Area in Residential Districts," following this table.