

ZONING

307 Attachment 4

Table of Dimensional Regulations, Maximum Floor Area in Residential Districts
 § 307-17, Zoning
 Town of Cortlandt
 [Added 5-15-2007 by L.L. No. 9-2007]

R-10 Zone		R-15 Zone		R-20 Zone		R-40 Zone		R-80/R-160 Zone	
Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)
3,000	900	3,000	900	3,000	900	3,000	900	3,000	900
4,000	1,200	4,000	1,200	4,000	1,200	4,000	1,200	4,000	1,200
5,000	1,300	5,000	1,300	5,000	1,300	5,000	1,300	5,000	1,300
6,000	1,500	6,000	1,500	6,000	1,500	6,000	1,500	6,000	1,500
7,000	1,750	7,000	1,750	7,000	1,750	7,000	1,750	7,000	1,750
8,000	2,000	8,000	2,000	8,000	2,000	8,000	2,000	8,000	2,000
9,000	2,250	9,000	2,250	9,000	2,250	9,000	2,250	9,000	2,250
10,000	2,500	10,000	2,500	10,000	2,500	10,000	2,500	10,000	2,500
11,000	2,700	11,000	2,750	11,000	2,750	11,000	2,750	11,000	2,750
12,000	2,950	12,000	3,000	12,000	3,000	12,000	3,000	12,000	3,000
13,000	3,050	13,000	3,125	13,000	3,125	13,000	3,125	13,000	3,125
14,000	3,150	14,000	3,290	14,000	3,290	14,000	3,290	14,000	3,290
15,000	3,350	15,000	3,450	15,000	3,450	15,000	3,450	15,000	3,450
16,000	3,400	16,000	3,500	16,000	3,680	16,000	3,680	16,000	3,680
17,000	3,525	17,000	3,625	17,000	3,910	17,000	3,910	17,000	3,910
18,000	3,675	18,000	3,750	18,000	3,960	18,000	3,960	18,000	3,960
19,000	3,725	19,000	3,825	19,000	4,085	19,000	4,085	19,000	4,085
20,000	3,800	20,000	3,900	20,000	4,200	20,000	4,200	20,000	4,200
21,000	3,850	21,000	3,950	21,000	4,225	21,000	4,255	21,000	4,255
22,000	3,900	22,000	4,000	22,000	4,250	22,000	4,345	22,000	4,345
23,000	4,000	23,000	4,100	23,000	4,300	23,000	4,427	23,000	4,427
24,000	4,050	24,000	4,150	24,000	4,350	24,000	4,500	24,000	4,500
25,000	4,100	25,000	4,200	25,000	4,400	25,000	4,625	25,000	4,625
26,000	4,175	26,000	4,275	26,000	4,450	26,000	4,680	26,000	4,680
27,000	4,250	27,000	4,350	27,000	4,475	27,000	4,725	27,000	4,725
28,000	4,300	28,000	4,400	28,000	4,500	28,000	4,760	28,000	4,760
29,000	4,325	29,000	4,425	29,000	4,525	29,000	4,785	29,000	4,785
30,000	4,350	30,000	4,450	30,000	4,550	30,000	4,800	30,000	4,800
31,000	4,375	31,000	4,475	31,000	4,575	31,000	4,805	31,000	4,805
32,000	4,400	32,000	4,500	32,000	4,600	32,000	4,880	32,000	4,880
33,000	4,425	33,000	4,525	33,000	4,625	33,000	4,950	33,000	4,950
34,000	4,450	34,000	4,550	34,000	4,650	34,000	5,015	34,000	5,015
35,000	4,475	35,000	4,575	35,000	4,675	35,000	5,075	35,000	5,075
36,000	4,500	36,000	4,600	36,000	4,700	36,000	5,130	36,000	5,130
37,000	4,550	37,000	4,650	37,000	4,750	37,000	5,180	37,000	5,180
38,000	4,700	38,000	4,700	38,000	4,800	38,000	5,225	38,000	5,225
39,000	4,750	39,000	4,750	39,000	4,850	39,000	5,265	39,000	5,265
40,000	4,700	40,000	4,800	40,000	4,900	40,000	5,300	40,000	5,300
41,000	4,715	41,000	4,815	41,000	4,915	41,000	5,315	41,000	5,330
42,000	4,715	42,000	4,830	42,000	4,930	42,000	5,330	42,000	5,355
43,000	4,740	43,000	4,840	43,000	4,940	43,000	5,340	43,000	5,375
44,000	4,755	44,000	4,855	44,000	4,955	44,000	5,355	44,000	5,390
45,000	4,775	45,000	4,875	45,000	4,975	45,000	5,375	45,000	5,400
46,000	4,790	46,000	4,925	46,000	5,025	46,000	5,425	46,000	5,451
47,000	4,275	47,000	4,975	47,000	5,075	47,000	5,475	47,000	5,546
48,000	4,975	48,000	5,075	48,000	5,175	48,000	5,575	48,000	5,640
49,000	5,025	49,000	5,125	49,000	5,225	49,000	5,625	49,000	5,733
50,000	5,100	50,000	5,200	50,000	5,300	50,000	5,700	50,000	5,825
51,000	5,200	51,000	5,300	51,000	5,400	51,000	5,800	51,000	5,916
52,000	5,300	52,000	5,400	52,000	5,500	52,000	5,900	52,000	5,980
53,000	5,350	53,000	5,450	53,000	5,550	53,000	5,950	53,000	6,042
54,000	5,380	54,000	5,500	54,000	6,600	54,000	6,000	54,000	6,102
55,000	5,442	55,000	5,550	55,000	5,650	55,000	6,050	55,000	6,160
56,000	5,502	56,000	5,600	56,000	5,700	56,000	6,100	56,000	6,216
57,000	5,560	57,000	5,650	57,000	5,750	57,000	6,150	57,000	6,270
58,000	5,616	58,000	5,700	58,000	5,800	58,000	6,200	58,000	6,293
59,000	5,670	59,000	5,750	59,000	5,580	59,000	6,250	59,000	6,342
60,000	5,693	60,000	5,800	60,000	5,900	60,000	6,300	60,000	6,420
61,000	5,842	61,000	5,900	61,000	6,000	61,000	6,400	61,000	6,496
62,000	5,820	62,000	5,975	62,000	6,075	62,000	6,475	62,000	6,572
63,000	5,896	63,000	6,050	63,000	6,150	63,000	6,550	63,000	6,646
64,000	5,972	64,000	6,125	64,000	6,225	64,000	6,625	64,000	6,720
65,000	6,046	65,000	6,200	65,000	6,300	65,000	6,700	65,000	6,792
66,000	6,123	66,000	6,275	66,000	6,375	66,000	6,775	66,000	6,864
67,000	6,192	67,000	6,325	67,000	6,425	67,000	6,825	67,000	6,934
68,000	6,264	68,000	6,400	68,000	6,600	68,000	6,900	68,000	7,004
69,000	6,334	69,000	6,475	69,000	6,575	69,000	6,975	69,000	7,072
70,000	6,404	70,000	6,550	70,000	6,650	70,000	7,050	70,000	7,140
71,000	6,472	71,000	6,600	71,000	6,700	71,000	7,100	71,000	7,206
72,000	6,540	72,000	6,650	72,000	6,750	72,000	7,150	72,000	7,272
73,000	6,606	73,000	6,725	73,000	6,825	73,000	7,225	73,000	7,336
74,000	6,672	74,000	6,800	74,000	6,900	74,000	7,300	74,000	7,400

CORTLANDT CODE

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R-10 Zone		R-15 Zone		R-20 Zone		R-40 Zone		R-80/R-160 Zone	
Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)	Lot Size (square feet)	Maximum Floor Area (square feet)
75,000	6,736	75,000	6,875	75,000	6,975	75,000	7,375	75,000	7,462
76,000	6,800	76,000	6,925	76,000	7,025	76,000	7,425	76,000	7,486
77,000	6,862	77,000	6,975	77,000	7,075	77,000	7,475	77,000	7,546
78,000	6,886	78,000	7,025	78,000	7,125	78,000	7,525	78,000	7,605
79,000	6,956	79,000	7,100	79,000	7,200	79,000	7,600	79,000	7,663
80,000	7,005	80,000	7,175	80,000	7,275	80,000	7,675	80,000	7,720
81,000	**	81,000	**	81,000	**	81,000	**	81,000	**

NOTES:

** Add 96 square feet for the floor area ratio FAR for every 1,000 square feet of lot.