

ZONING

270 Attachment 4

Village of Ossining

Appendix B, Bulk Requirements
B-2: Bulk Regulations for Residential Districts
[Amended 1-17-2018 by L.L. No. 1-2018; 7-7-2021 by L.L. No. 7-2021; 9-18-2024 by L.L. No. 15-2024]

Requirement	S-125	S-100	S-75	S-50	T*	P-O	MF-1	MF-2	PRD		
									Detached Housing	Two-Family Housing	Attached Housing (available only with incentives)
Setbacks and Spacings											
Lot width (feet)	125	100	75	50	75	100	150	150	100	100	200
Minimum front yard (feet)	45	30	30	30	30	25	40	40	20	20	40
Minimum side yard (one) (feet)	30	20	8	8	8	10	30	30	20	20	20
Minimum side yard (both) (feet)	60	45	20	18	20	20	60	60	45	45	45
Minimum lot area (square feet)	15,000	10,000	7,500	5,000	7,500	10,000	40,000	40,000	—	—	—
Lots with widths greater than the minimum	Lots with a greater width than the minimum lot width must have both side yard setbacks equal to 40% of the lot width with each side yard equaling a minimum of 45% of both side yard setbacks.						—	—	—	—	—
Minimum rear yard setback (feet)	—						—	—	40	40	40
Buffer for lots abutting a residential district (feet)	—						—	—	10	10	20
Minimum setback for parking or loading areas from street or lot line (feet)	—						—	—	—	—	40
Minimum rear yard (feet)	45	40	30	30	30	20	35	25	—	—	—
Residential Requirements											

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Requirement	S-125	S-100	S-75	S-50	T*	P-O	MF-1	MF-2	PRD		
									Detached Housing	Two-Family Housing	Attached Housing (available only with incentives)
Minimum livable floor area per dwelling unit (square feet)	1,000	900	850	800	800	800	600 (efficiency or studio) 750 (one-bedroom) 900 (two-bedroom unit) 350 additional for each additional bedroom	600 (efficiency or studio) 750 (one-bedroom) 900 (two-bedroom) 350 additional for each additional bedroom	900	750	600
Minimum lot area per dwelling unit (square feet)	—	—	—	—	—	—	3,600 (1 bedroom) 4,000 (2 bedroom) 4,200 (3 bedrooms) 4,500 (4 or more bedrooms)	1,000 (1 bedroom) 1,500 (2 bedrooms) 3,000 (3 bedrooms) 3,600 (4 or more bedrooms)	—	—	—
Minimum common open space per dwelling unit (square feet)	—	—	—	—	—	—	200 (1 bedroom) 300 (2 bedrooms) 400 (3 bedrooms) 600 (4 or more bedrooms)	200 (1 bedroom) 300 (2 bedrooms) 400 (3 bedrooms) 600 (4 or more bedrooms)	—	—	—
Residential density	—	—	—	—	—	—	—	—	6 units per acre	6 units per acre	Baseline density: 6 units per acre up to 8 dwelling units per acre pursuant to § 270-12
Heights											
Maximum building height (stories/ft.), whichever is less	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	6/70	2.5/35	2.5/35	2.5/35 or if the property fronts Hudson Street no building shall extend more than 10 feet above the west

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Requirement									PRD		
	S-125	S-100	S-75	S-50	T*	P-O	MF-1	MF-2	Detached Housing	Two-Family Housing	Attached Housing (available only with incentives)
											curb of Hudson Street
Coverage											
Maximum impervious coverage (percent)	30	35	40	40	40	35	60	60	60	60	60
Maximum building coverage (percent)	20	25	30	30	30	25	20	20	30	30	30