

ZONING

185 Attachment 6

Schedule VI Bulk Requirements

Business and Manufacturing Districts A-1, A-2, B, B-1, B-2 and M-1
[Amended 10-8-2007 by L.L. No. 7-2007; 9-25-2017 by L.L. No. 4-2017]

	District						
	Central Business A-1	Central Business Subarea A-1 ²	Central Business A-2	Peripheral Business B	Peripheral Business B-1	Peripheral Business B-2	Light Manufacturing M-1
Bulk Requirements:							
Minimum lot area (square feet)	2,500	2,500	2,500	5,000	5,000	2,500	5,000
Minimum lot width (feet)	None	None	None	None	None	None	None
Minimum lot depth (feet)	None	None	None	None	None	None	None
Minimum front yard (feet)	None	None	10	10	5	10	20
Minimum side or rear yard (feet)	None or 6 if provided	None or 6 if provided	None or 6 if provided	None or 5 if provided	None or 5 if provided	None or 6 if provided	10 ¹
Minimum side/rear yard adjacent to residence district (feet)	20	20	20	10	10	20	20
Maximum height (stories and feet)	3 stories or 36, whichever is more restrictive	4 stories, or 48, whichever is more restrictive ³	2 1/2 or 30, whichever is more restrictive	3 or 36, whichever is more restrictive	3 or 36, whichever is more restrictive	2 1/2 or 30, whichever is more restrictive	4 or 48, whichever is more restrictive
Minimum height (stories/feet) for principal building	None	None	None	None	None	2 or 25, whichever is more restrictive	None
Maximum building coverage	80%	80%	80%	50%	50%	80%	65%
Maximum floor area ratio	2.0	2.0 ⁴	2.0	2.0	2.0	2.0	1.3
Maximum building footprint (square feet)	None	None	None	None	None	4,000	None
Maximum building wall length (feet)	None	None	None	None	None	80	None

PLEASANTVILLE CODE

NOTES:

¹ Twenty feet if yard adjoins street.

² This area shall be defined as the rectangle formed by Memorial Plaza to the east, Manville Road to the north, Cooley Street to the west and Bedford Road to the south.
This area shall not include the parcel on the eastern side of Memorial Plaza.

³ Building height may be further increased at the Planning Commission's discretion, to a maximum of 52 feet, for buildings that have primary frontage on Memorial Plaza, but in no case higher than four stories.

⁴ Except as allowable subject to development incentives, see § 185-19(H)(8).