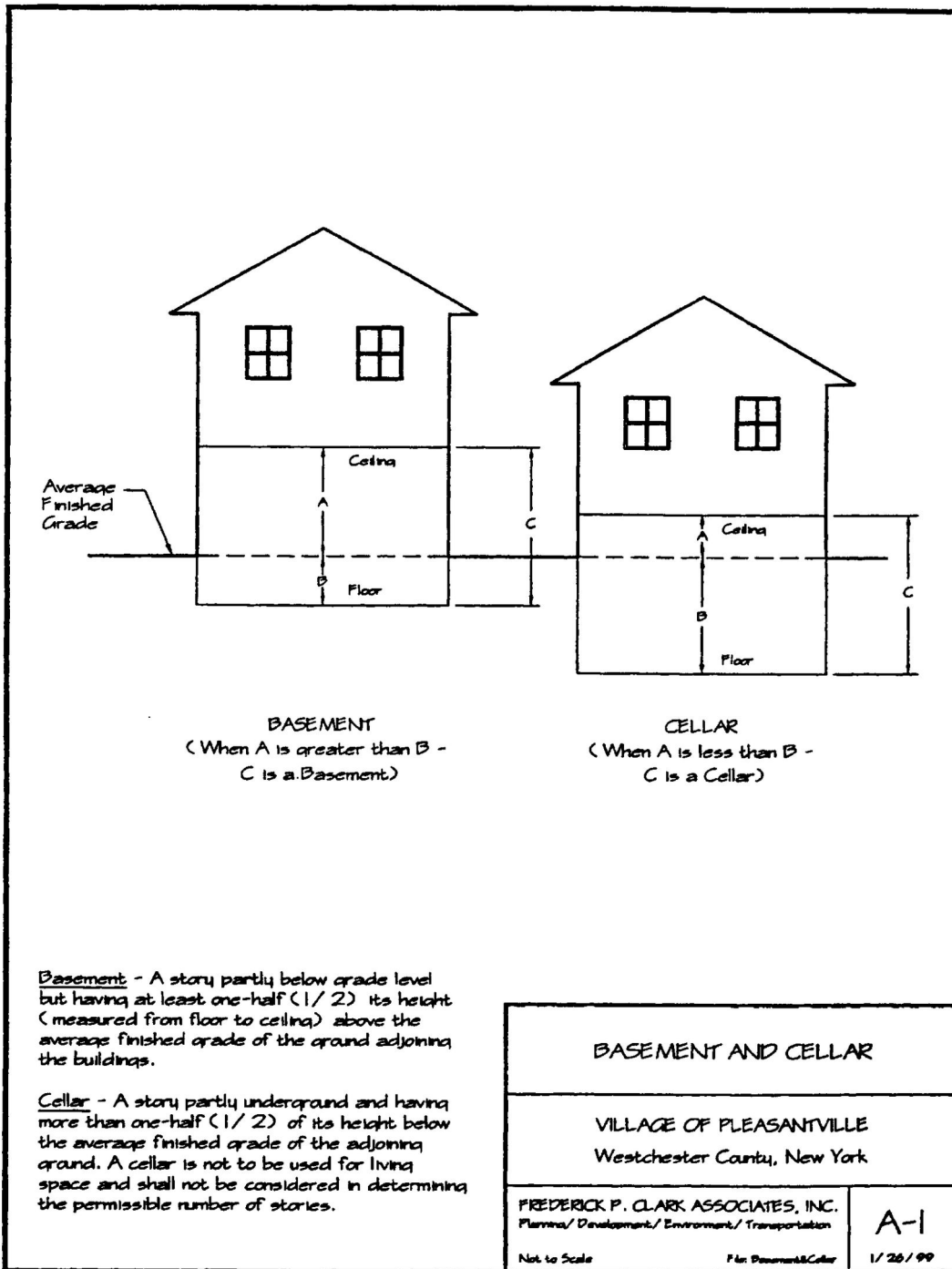


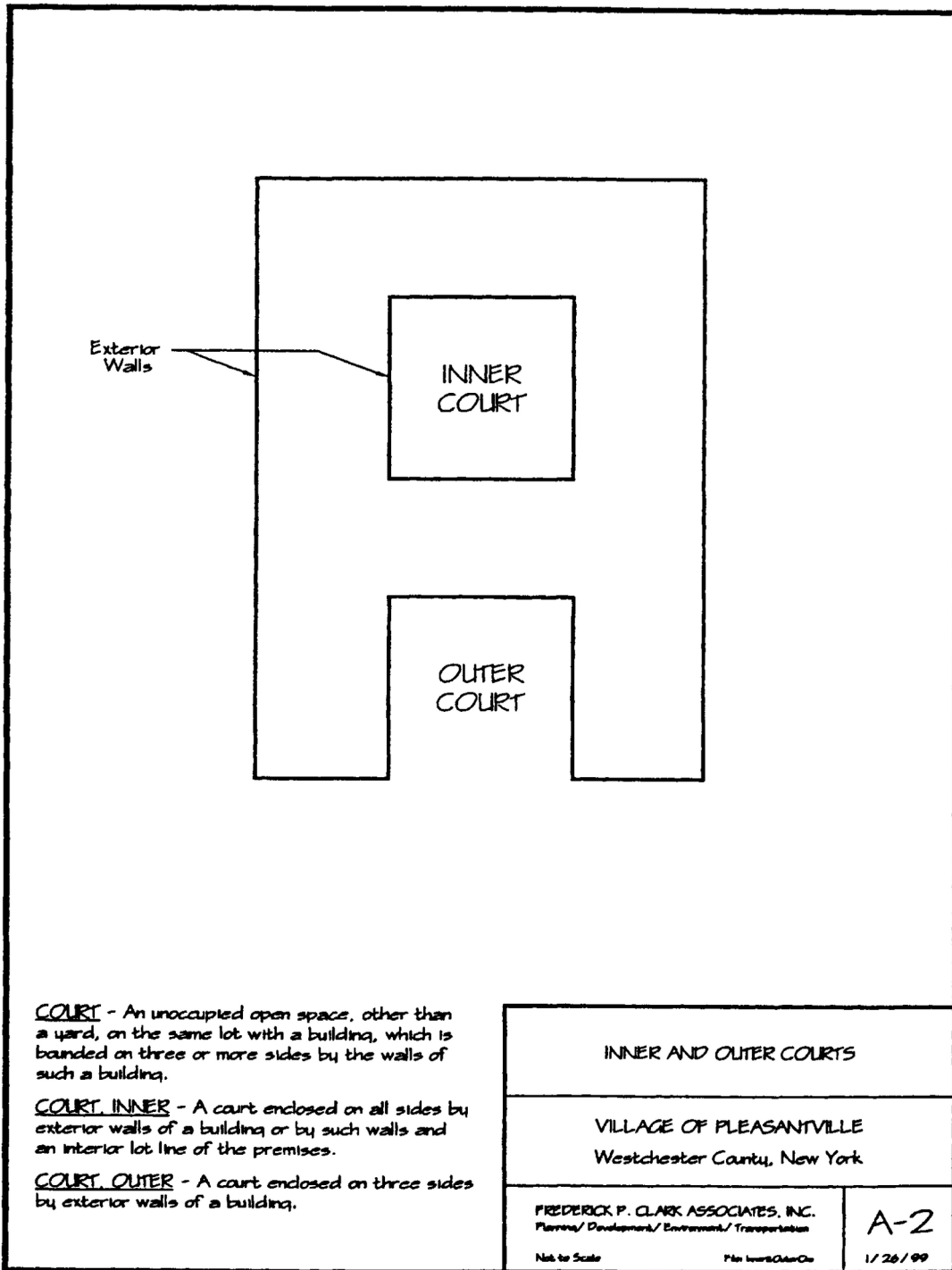
ZONING

185 Attachment 8

Appendix I Illustrations



PLEASANTVILLE CODE



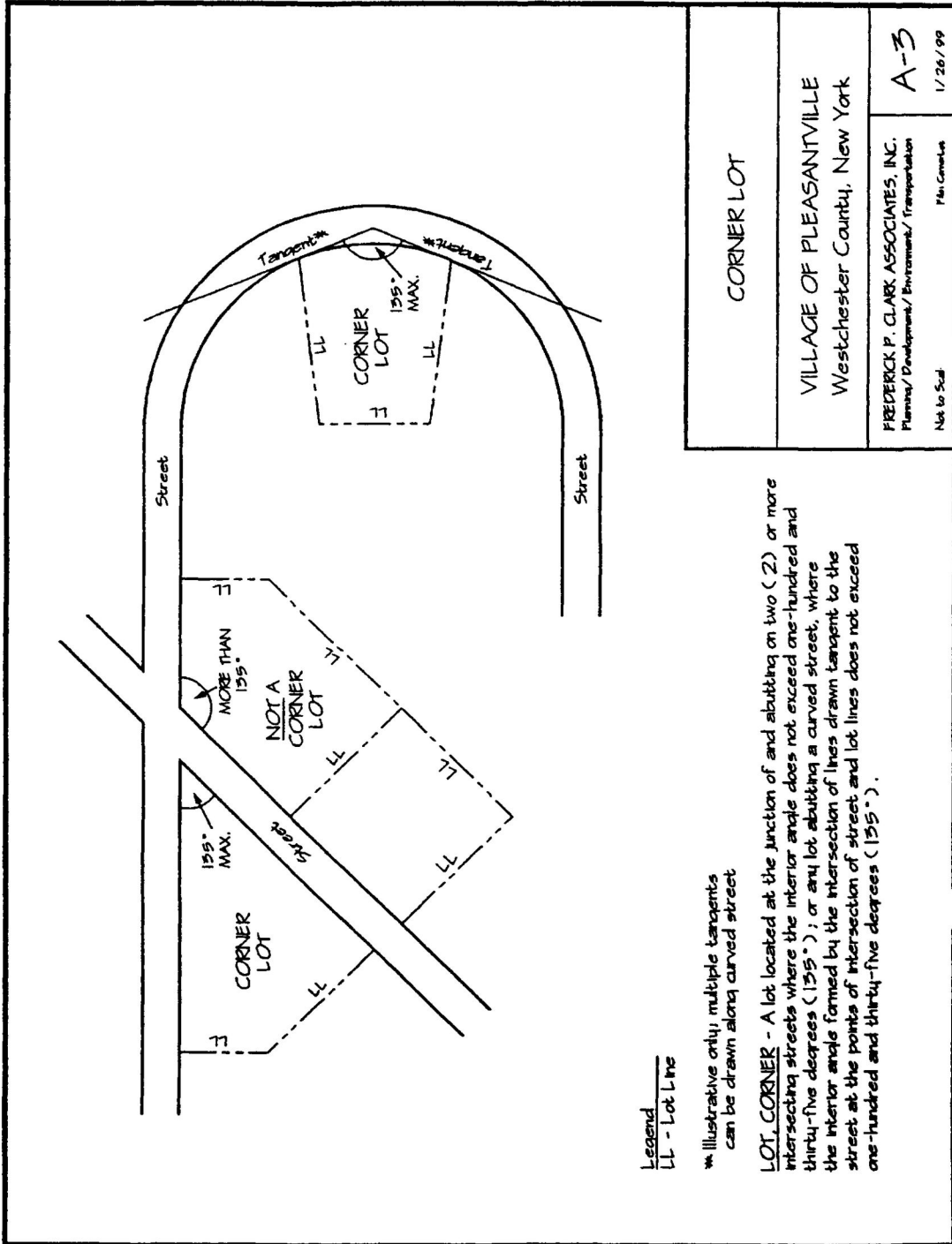
COURT - An unoccupied open space, other than a yard, on the same lot with a building, which is bounded on three or more sides by the walls of such a building.

COURT, INNER - A court enclosed on all sides by exterior walls of a building or by such walls and an interior lot line of the premises.

COURT, OUTER - A court enclosed on three sides by exterior walls of a building.

| | |
|---|----------------|
| INNER AND OUTER COURTS | |
| VILLAGE OF PLEASANTVILLE Westchester County, New York | |
| FREDERICK P. CLARK ASSOCIATES, INC. Planning/ Development/ Environment/ Transportation Not to Scale | A-2 1/26/99 |

ZONING



Legend
 LL - Lot Line

* Illustrative only, multiple tangents can be drawn along curved street

LOT, CORNER - A lot located at the junction of and abutting on two (2) or more intersecting streets where the interior angle does not exceed one-hundred and thirty-five degrees (135°); or any lot abutting a curved street, where the interior angle formed by the intersection of lines drawn tangent to the street at the points of intersection of street and lot lines does not exceed one-hundred and thirty-five degrees (135°).

CORNER LOT

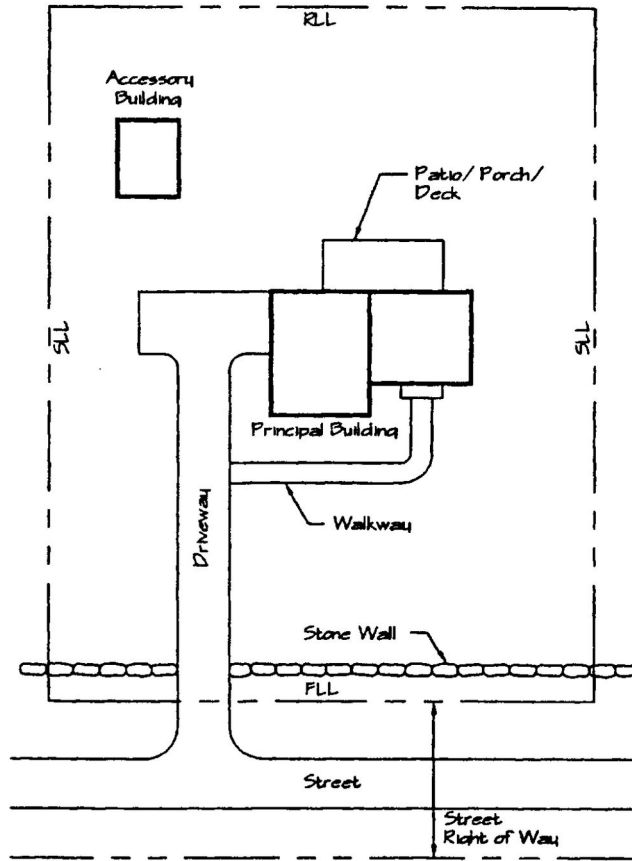
VILLAGE OF PLEASANTVILLE
 Westchester County, New York

FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/Development/Environment/Transportation

Not to Scale
 P. No. Corner Lot
 1/26/99

A-3

PLEASANTVILLE CODE



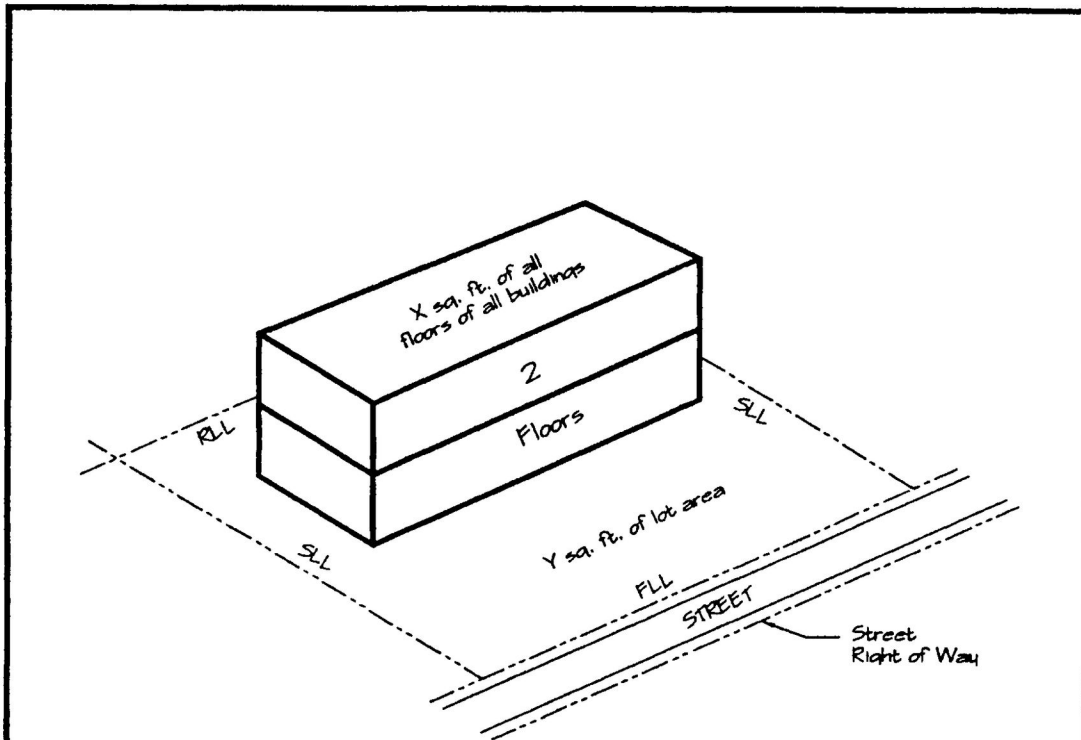
Legend
 FLL - Front Lot Line
 RLL - Rear Lot Line
 SLL - Side Lot Line

Building Coverage - That percentage of the gross lot area covered by the combined areas of all buildings on the lot, plus the areas of all decks and porches as viewed from above, excluding those located wholly underground.

Development Coverage - That percentage of the lot area covered by the combined areas of all buildings, structures, parking areas and impervious materials.

| | |
|--|----------------|
| BUILDING AND DEVELOPMENT COVERAGE | |
| VILLAGE OF PLEASANTVILLE Westchester County, New York | |
| FREDERICK P. CLARK ASSOCIATES, INC. Planning/Development/Environment/Transportation Not to Scale | A-4 1/26/99 |

ZONING



$$\frac{\text{Gross Aggregate Floor Area in Sq. Ft. (X)}}{\text{Gross Lot Area in Sq. Ft. (Y)}} = \text{Floor Area Ratio}$$

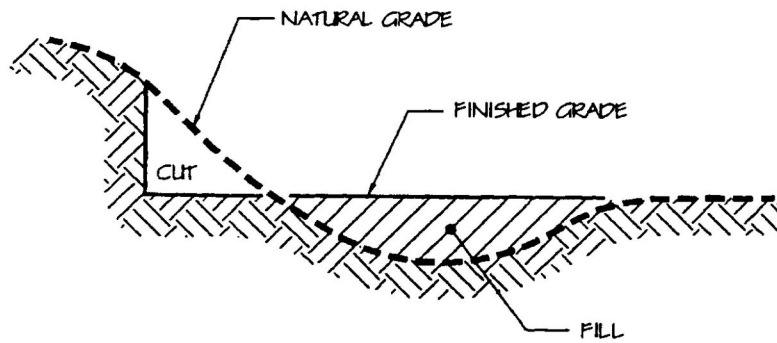
Legend

- FLL - Front Lot Line
- RLL - Rear Lot Line
- SLL - Side Lot Line

Floor Area Ratio (FAR) - The gross floor area in square feet of all buildings on a lot divided by the gross lot area of such lot in square feet.

| | |
|--|-----------------------------|
| FLOOR AREA RATIO (FAR) | |
| VILLAGE OF PLEASANTVILLE Westchester County, New York | |
| FREDERICK P. CLARK ASSOCIATES, INC. Planners/Development/Environment/Transportation | A-5 |
| Not to Scale | Plan FloorAreaRatio 1/26/99 |

PLEASANTVILLE CODE

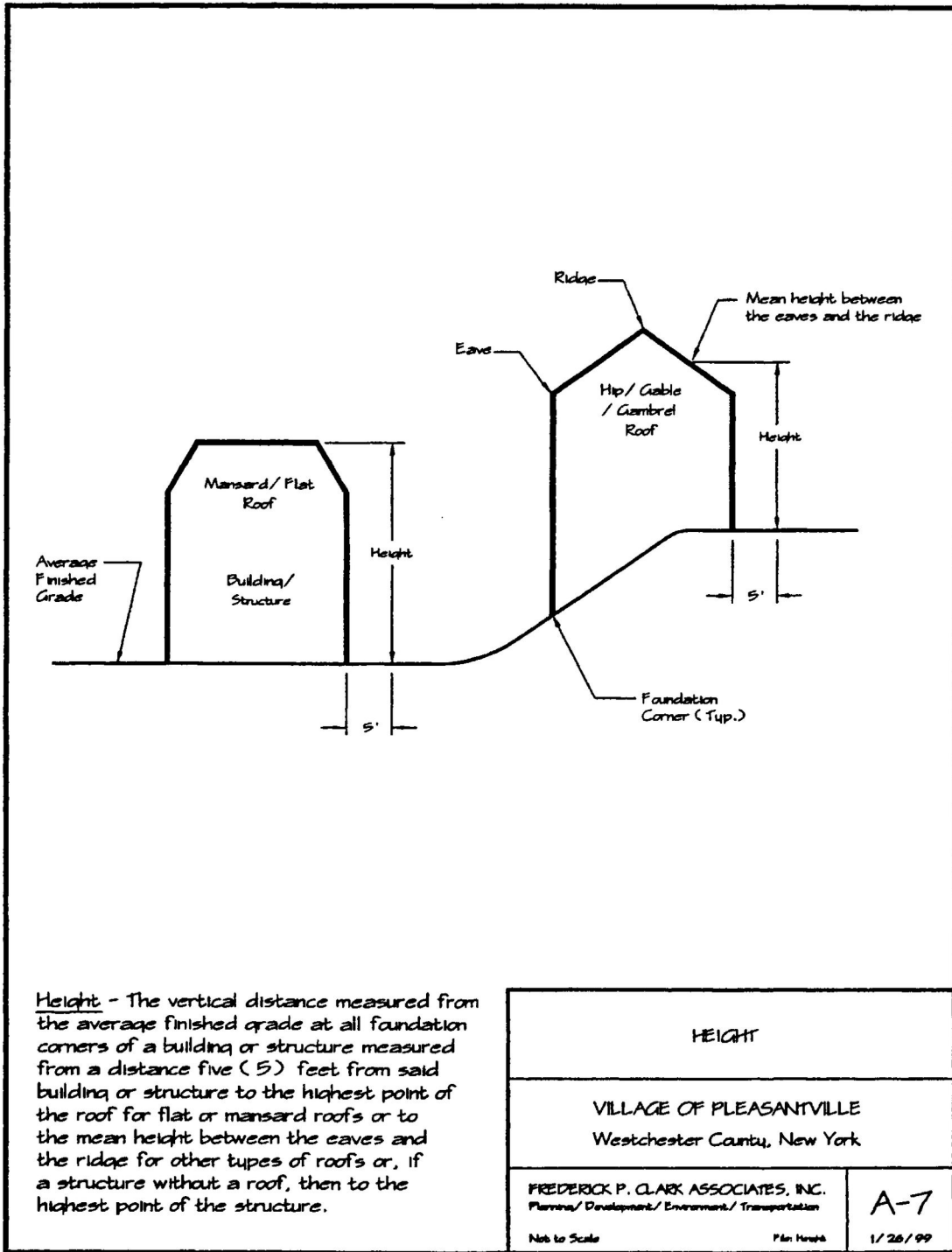


CLUT AND FILL CROSS SECTION

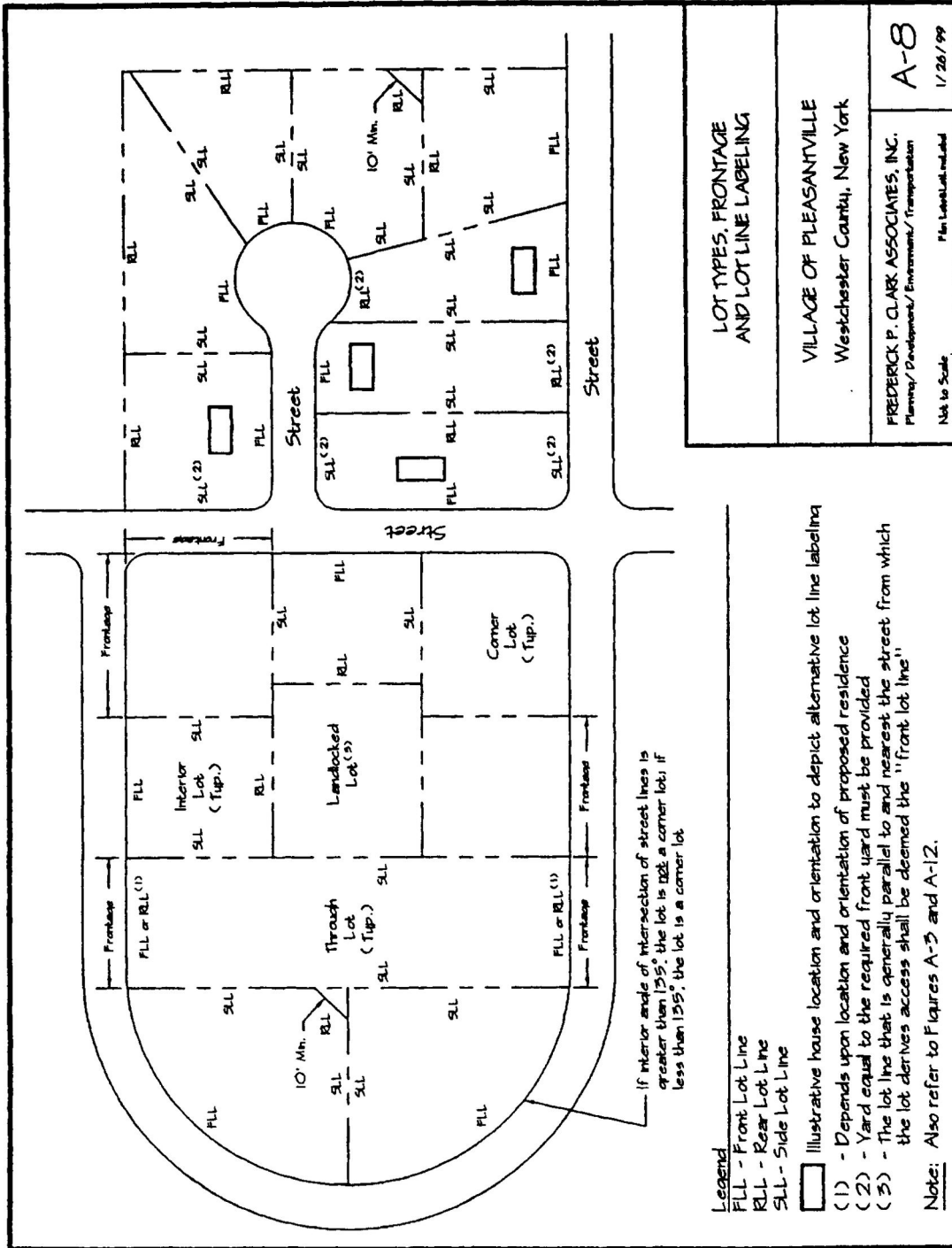
Grade, Finished - Natural surface of the ground or surface of ground after completion of any change in contour.

| | |
|---|--------------------------------------|
| FINISHED GRADE | |
| VILLAGE OF PLEASANTVILLE Westchester County, New York | |
| FREDERICK P. CLARK ASSOCIATES, INC. Planners/ Development/ Environment/ Transportation Not to Scale | A-6 Plan FinishedGrade 1/26/99 |

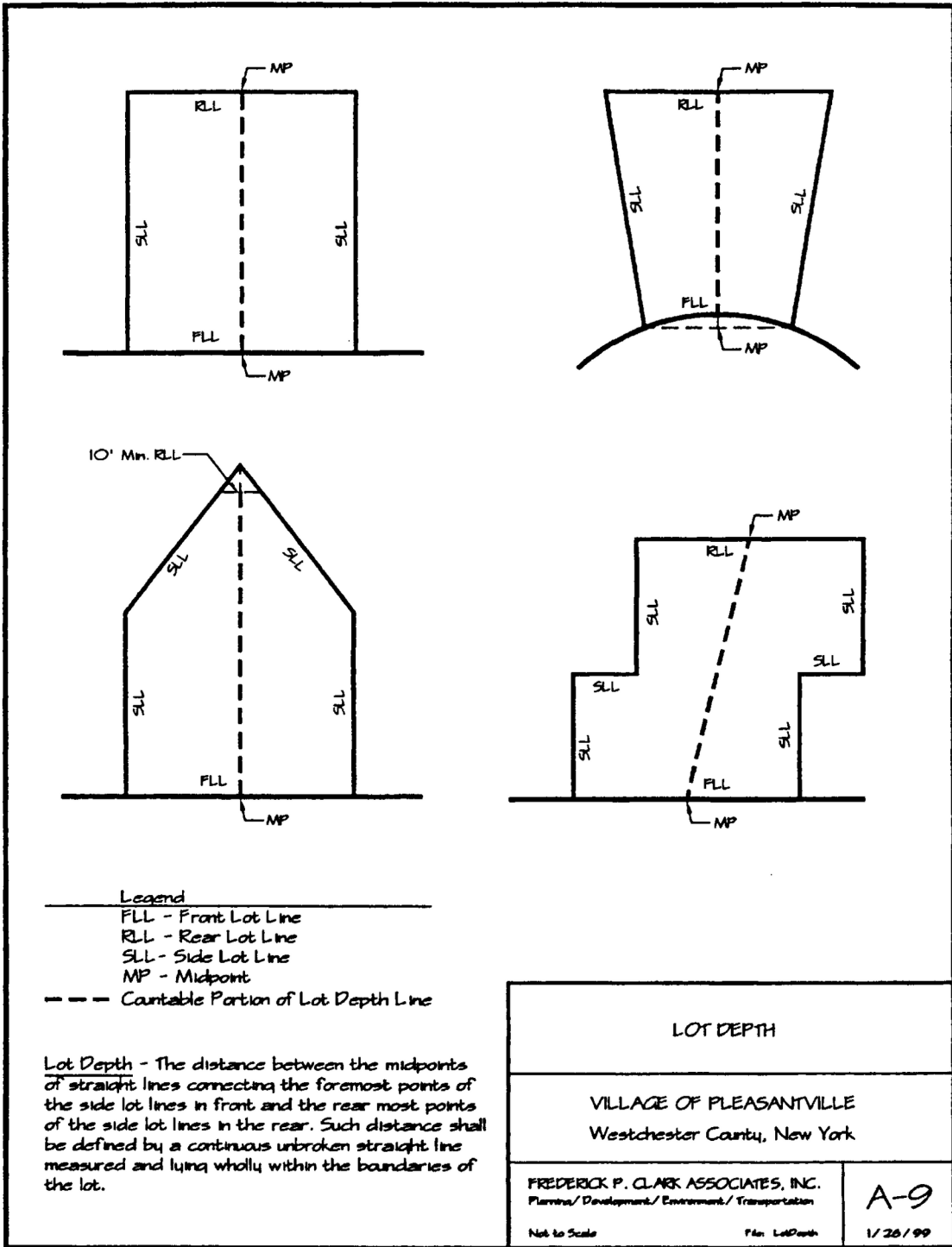
ZONING



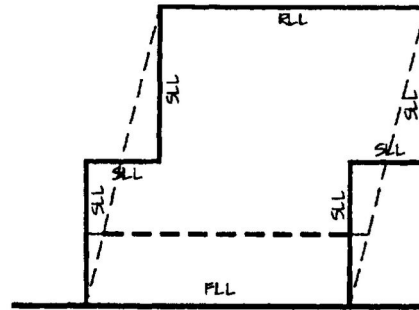
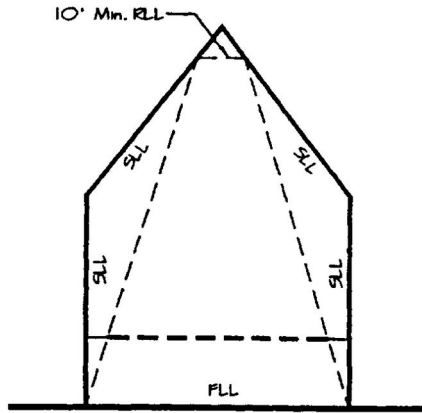
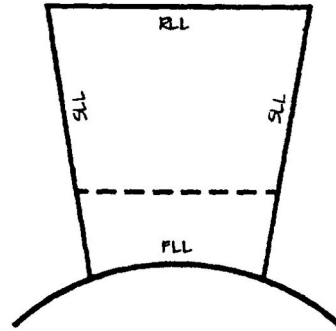
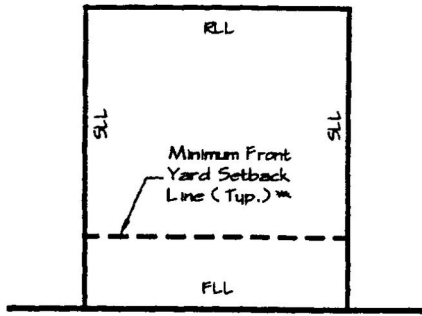
PLEASANTVILLE CODE



ZONING



PLEASANTVILLE CODE



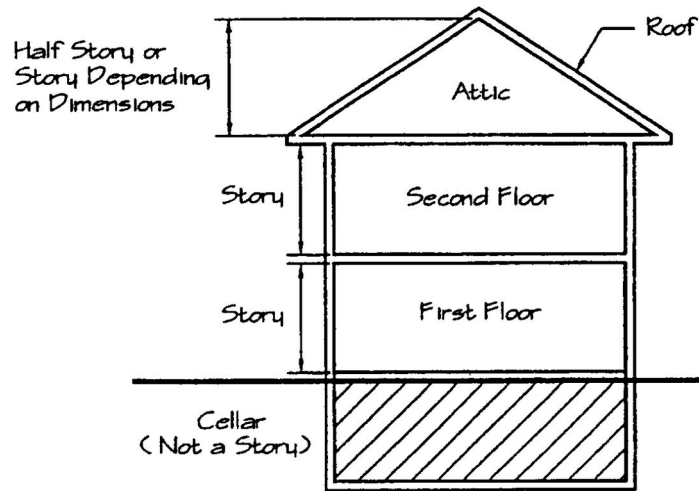
- Legend**
- FLL - Front Lot Line
 - RLL - Rear Lot Line
 - SLL - Side Lot Line
 - - - Countable Portion of Lot Width Line

**** Must maintain minimum lot width at required front yard setback**

Lot Width - The distance between straight lines connecting front and rear lines at each side of a lot, measured across the required minimum front yard setback line. Such distance shall be defined by a continuous unbroken straight line measured wholly within the boundaries of the lot.

| | |
|--|-----------------------|
| LOT WIDTH | |
| VILLAGE OF PLEASANTVILLE Westchester County, New York | |
| FREDERICK P. CLARK ASSOCIATES, INC. Planning/Development/Environment/Transportation | A-10 |
| Not to Scale | File: L200008 1/26/99 |

ZONING

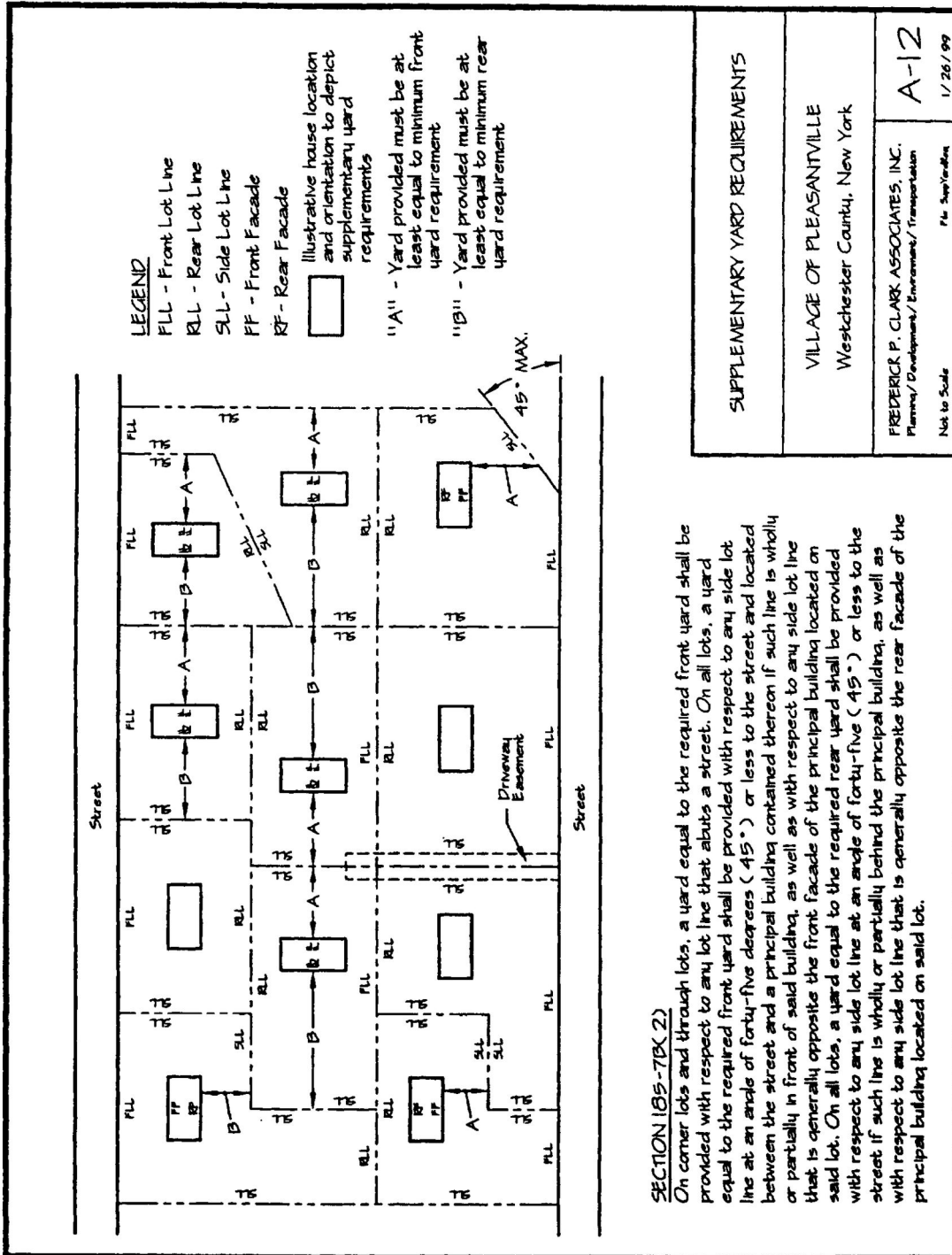


Story - That portion of a building, exclusive of cellars but inclusive of basements, which is between one floor level and the next higher floor level or the roof.

Story, Half - Any space directly under a roof, measured from the uppermost interior point of the roof to the top of the closest structural beams (exclusive of collar beams) next to it, where such space is less than seven (7) feet six (6) inches in height or where no more than fifty percent (50%) of such space is seven (7) feet six (6) inches or greater in height. Any space not meeting this definition shall be classified as a "Story". Multiple half stories shall be additive in determining the total number of stories in a building.

| | |
|---|-----------------|
| STORY AND HALF-STORY | |
| VILLAGE OF PLEASANTVILLE Westchester County, New York | |
| FREDERICK P. CLARK ASSOCIATES, INC. Planners/ Development/ Environment/ Transportation Not to Scale | A-11 1/26/99 |

PLEASANTVILLE CODE



SECTION 185-7(B)(2)

On corner lots and through lots, a yard equal to the required front yard shall be provided with respect to any lot line that abuts a street. On all lots, a yard equal to the required front yard shall be provided with respect to any side lot line at an angle of forty-five degrees (45°) or less to the street and located between the street and a principal building contained thereon if such line is wholly or partially in front of said building, as well as with respect to any side lot line that is generally opposite the front facade of the principal building located on said lot. On all lots, a yard equal to the required rear yard shall be provided with respect to any side lot line at an angle of forty-five (45°) or less to the street if such line is wholly or partially behind the principal building, as well as with respect to any side lot line that is generally opposite the rear facade of the principal building located on said lot.

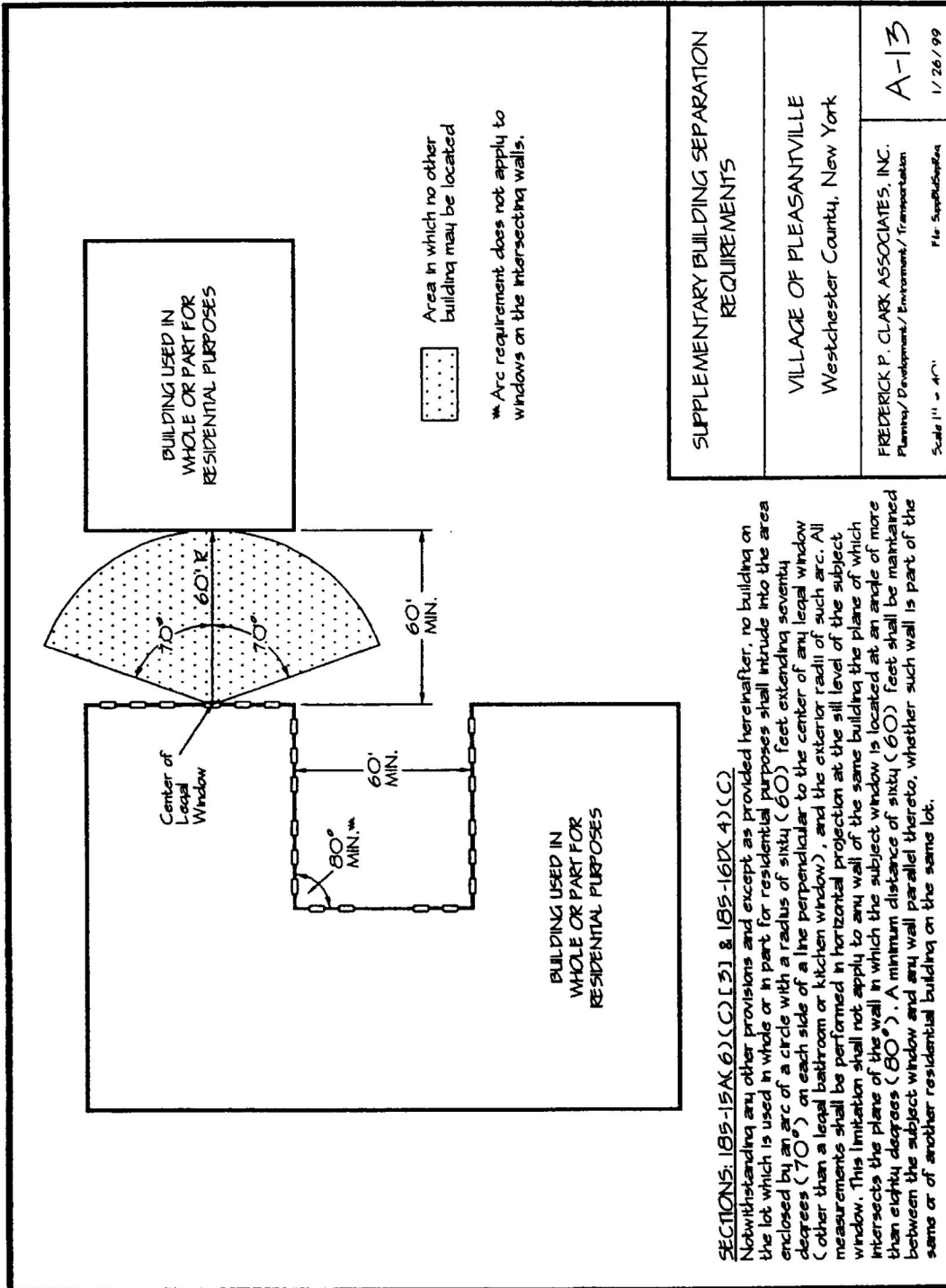
SUPPLEMENTARY YARD REQUIREMENTS

VILLAGE OF PLEASANTVILLE
 Westchester County, New York

FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/ Development/ Environment/ Transportation

Not to Scale
 Pl. Supervisor
 A-12
 1/26/99

ZONING



SECTIONS: 185-15A(6)(C)(3) & 185-16D(4)(C)
 Notwithstanding any other provisions and except as provided hereinafter, no building on the lot which is used in whole or in part for residential purposes shall intrude into the area enclosed by an arc of a circle with a radius of sixty (60) feet extending seventy degrees (70°) on each side of a line perpendicular to the center of any legal window (other than a legal bathroom or kitchen window), and the exterior radii of such arc. All measurements shall be performed in horizontal projection at the sill level of the subject window. This limitation shall not apply to any wall of the same building the plane of which intersects the plane of the wall in which the subject window is located at an angle of more than eighty degrees (80°). A minimum distance of sixty (60) feet shall be maintained between the subject window and any wall parallel thereto, whether such wall is part of the same or of another residential building on the same lot.

SUPPLEMENTARY BUILDING SEPARATION REQUIREMENTS

VILLAGE OF PLEASANTVILLE
 Westchester County, New York

FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/Development/Environment/Transportation

A-13

1/26/99

Scale 1" = 40'

PLEASANTVILLE CODE

The diagram shows two 3D perspective views of rectangular courts. The left view is labeled 'INNER COURT' and shows a smaller rectangle inside a larger one. Dimension 'A' is the height of the inner wall, 'B' is the width of the inner wall, and 'C' is the width of the outer wall. The right view is labeled 'OUTER COURT' and shows a larger rectangle with a smaller one inside. Dimension 'D' is the height of the outer wall, and 'E' is the width of the outer wall.

LEGEND

A - Average height of building walls surrounding inner court.
 B - Must be equal to at least one-half (1/2) of "A" for nonresidential buildings, and at least sixty (60) feet for residential buildings.
 C - Must be equal to at least one-half (1/2) of "A" for nonresidential buildings, and at least sixty (60) feet for residential buildings.
 D - Twenty (20) feet maximum.
 E - Must be equal to or less than "D".

SECTIONS: 185-15A(6)(d), 185-16D(5), 185-18D(5) & 185-23E(5)

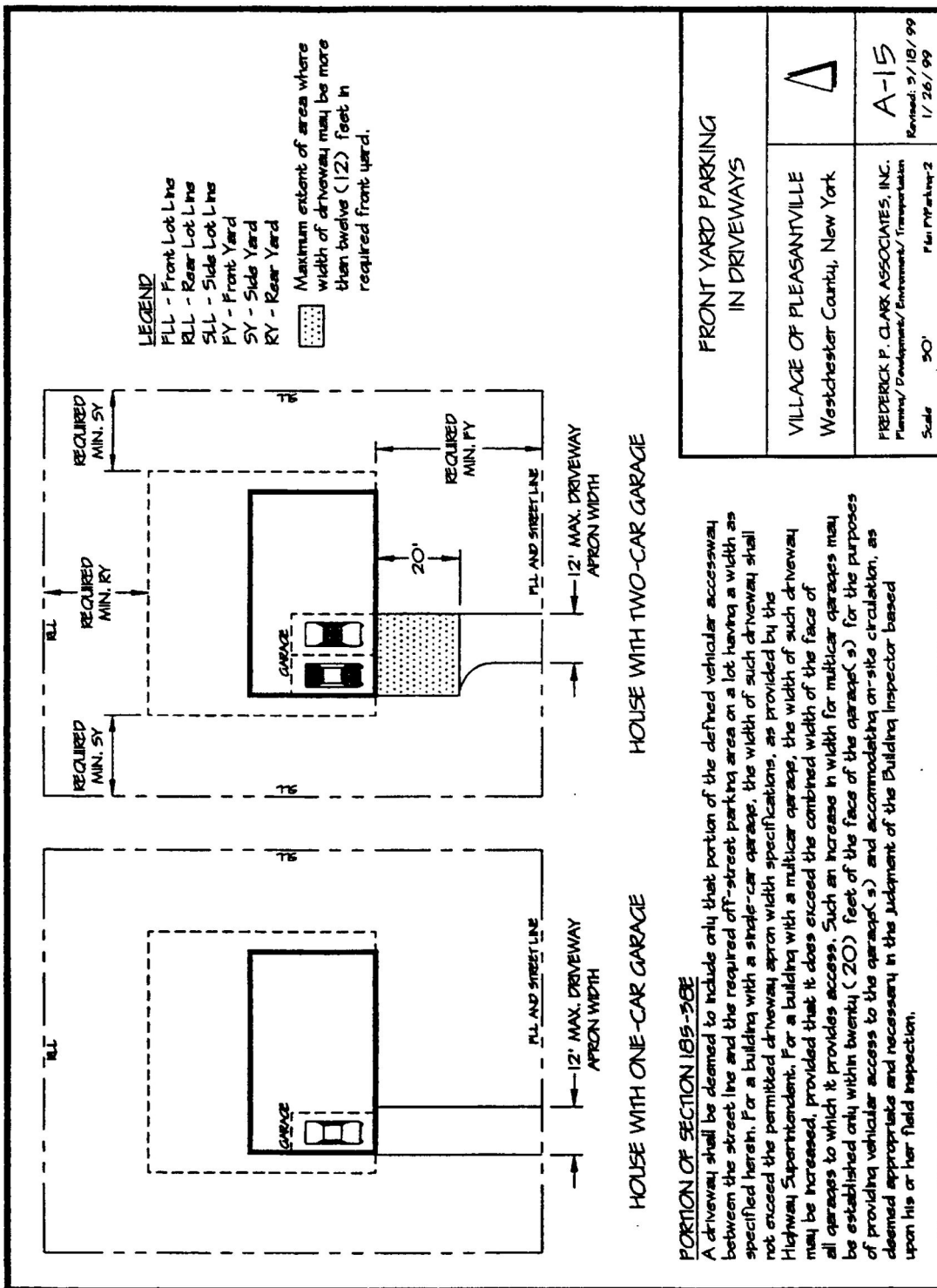
INNER COURTS - An inner court is permitted if the minimum dimension of such court is equal to not less than one-half (1/2) times the average height of all surrounding walls in the case of nonresidential buildings, and not less than sixty (60) feet in the case of residential buildings. The height of walls surrounding an inner court shall be measured from the finished grade at the base thereof to the top of such wall; except that in the case of roofs with a slope exceeding five (5) inches vertical to twelve (12) inches horizontal, the height shall be measured to the mean point between the top of said wall and the highest point of the roof.

OUTER COURTS - The minimum width of an outer court shall be twenty (20) feet, and the depth thereof shall not exceed its width.

Note: Also refer to Figure A-2.

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|---|
| SUPPLEMENTARY COURT REQUIREMENTS |
| VILLAGE OF PLEASANTVILLE Westchester County, New York |
| FREDERICK P. CLARK ASSOCIATES, INC. Planning/Development/Environment/Transportation Not to Scale File Stamp/Date 1/26/99 |
| A-14 |

ZONING



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