

ZONING

113 Attachment 2

SCHEDULE OF BULK REGULATIONS  
 § 113-37  
 Town of Pound Ridge, New York

District	For Uses Listed Below	Minimum Lot Requirements				Minimum Yard Requirements				Maximum Building Coverage	Maximum Lot Coverage (percent)	Maximum Building Size	Maximum Building Height (stories/feet)	Maximum Floor Area Ratio (commercial/total)	Minimum Off-Street Parking Requirements
		Area per Dwelling (acres)	Contiguous Buildable Area <sup>1</sup> (acres)	Width at Principal Building Line/ Horizontal Circle Diameter <sup>2</sup> (feet)	Depth (feet)	Front (feet)	Side (principal/ accessory buildings) (feet)	Rear (principal/ accessory buildings) (feet)	Minimum Buffer at All Lot Lines <sup>3</sup> (feet)						
R-3A	All permitted uses	3	2.25	250/250	300	60	50/50	75/75	20	10% <sup>4</sup>	— <sup>4</sup>	—	2.5/35	NA	As required in Article X
R-2A	All permitted uses	2	1.5	200/200	250	60	50/50	50/50	15	10% <sup>4</sup>	— <sup>4</sup>	—	2.5/35	NA	
R-1A	All permitted uses	1	0.75	150/150	200	50	35/20	50/25	10	10% <sup>4</sup>	— <sup>4</sup>	—	2.5/35	NA	
LNG	One-family dwellings	2	1.5	200/200	250	60	50/50	50/50	15	10% <sup>4</sup>	— <sup>4</sup>	—	2.5/35	NA	
	Landscape nursery and garden center	20 <sup>5</sup>	15	NA	NA	100	100/100	100/00		40,000 square feet	—	5,000 square feet gross floor area per building, excluding basement storage	2.0/25	0.04/0.04 <sup>6</sup>	
PB-A	All permitted uses	NA	NA	NA	NA	As shown on Planned Business A Zoning District Map						2.0/30	Ratio of total 1st and 2nd floor areas to the total area of the building area shall not exceed 1.5 to 1 (See Zoning Map)	See § 113-46E	
PB-B	All permitted uses	NA	NA	NA	NA	30 <sup>7</sup>	None required, 6 feet if provided, 25 feet if used for vehicular access, 50 feet if abutting a residential district <sup>8</sup>	50	NA	20%	NA	2,500 square feet coverage per building	2.0/30, 3.0/30 where determined by Planning Board to be appropriate to topography on a sloping site	0.12/20 <sup>9</sup>	As required in Article X and § 113-47D(2)
PB-C	All permitted uses	NA	NA	NA	NA	30 <sup>7</sup>	Same as PB-B	50	As shown on Zoning Map	15%	NA	2,500 square feet coverage per building	Same as PB-B	0.10/0.15 <sup>9</sup>	Same as PB-B

<sup>1</sup> See § 113-16, Area of contiguous dry land.

<sup>2</sup> Each new building lot created subsequent to January 1, 1980, shall be adequate in shape to totally contain within its boundaries a horizontal circle of at least the diameter shown. Within such circle there shall be 1 potential house site outside of the minimum activity wetland setback areas and conforming to all requirements of applicable ordinances, laws and regulations, as determined by the Planning Board.

<sup>3</sup> The minimum required "yard" is inclusive of the minimum buffer area. No "buildings," "structures," driveways, "parking areas," septic areas, utilities or other improvements, excluding the repair of existing stone walls and nonelectric "fences" 4 feet or less in "height," shall be permitted within the minimum buffer area except as shown on a construction plan or site plan approved by the Planning Board. Such disturbance within the minimum required buffer area shall be the minimum necessary to provide appropriate and reasonable access or service to said "lot." Said areas shall generally be maintained in as natural a condition as possible, except that additional landscaping or planting or other buffer screening may be required or permitted by the Planning Board as part of site plan approval.

<sup>4</sup> Site plan approval by the Planning Board shall be required for any "lot" where the "building coverage" exceeds 2,600 square feet in the R-1A District, 3,600 square feet in the R-2A District and 4,500 square feet in the R-3A District; on any "lot" where the "building coverage" exceeds the area of the required potential house site within the horizontal circle shown on an approved plat; or any "lot" where the "lot coverage," excluding common driveways approved by the Planning Board, exceeds 7,000 square feet in the R-1A District, 9,000 square feet in the R-2A District and 12,000 square feet in the R-3A District. The minimum "front yard," "side yard" and "rear yard" setbacks and the minimum buffer area from all "lot lines" shall be increased in five-foot increments in proportion to the amount the threshold standard(s) for site plan approval are exceeded, unless otherwise modified by the Planning Board as part of site plan approval. Unless otherwise extended by mutual consent of the Planning Board and the applicant, the Planning Board shall approve, approve with modifications or deny such application for site plan approval where the "building coverage" or "lot coverage" thresholds are exceeded within 45 days of submittal of a complete application or on or before the Board's second regularly scheduled meeting, whichever occurs later.

<sup>5</sup> The lot shall have a frontage of at least 500 feet on a state or county highway.

<sup>6</sup> Based on all buildings, including greenhouses and shade sheds.

<sup>7</sup> For corner lots, the front yard setback shall be required from each street on which the lot fronts. Unless specifically approved by the Planning Board as part of site plan approval, the front yard area shall not be used for any purposes other than landscape planting and vehicular and pedestrian access.

<sup>8</sup> The Planning Board, however, in acting on a site plan as provided in this section, may approve such lesser distance as it finds will provide equivalent protection of an adjoining residential area by virtue of topographic differences, evergreen screening, fencing or other appropriate means.

<sup>9</sup> Based on all residential and nonresidential floor area of all buildings on a lot.

Note: In addition to the requirements in this schedule, the extent of this chapter may also contain other specific requirements for certain uses.

NA = not applicable