

ZONING

300 Attachment 1

Town of Yorktown
Appendix A

RESIDENCE ZONE STANDARDS³

(Standards shown are minimum requirements unless otherwise indicated)

[Amended 2-1-1977 by L.L. No. 1-1977; 8-15-1982 by L.L. No. 6-1982; 3-3-1987 by L.L. No. 5-1987; 9-1-1987 by L.L. No. 24-1987; 9-16-1987 by L.L. No. 25-1987; 11-4-1987 by L.L. No. 32-1987; 7-5-1994 by L.L. No. 21-1994; 12-19-2000 by L.L. No. 21-2000; 11-15-2011 by L.L. No. 18-2011; 5-13-2025 by L.L. No. 7-2025]

	R1-200	R1-160	R1-80	R1-40	R1-20	R1-10	R-2	R-2A	R-3	R-3A	RSP-1	RSP-2
Lot area (square feet)	200,000	160,000	80,000	40,000	20,000	20,000	1-family dwelling - 10,000; 2-family dwelling - 20,000	7,260	3,630		Building in accordance with a plan of development as approved by the Planning Board in accordance with the standards set forth in §§ 300-123 through 300-151. In no case shall the density exceed 12 units per acre.	Up to 3-room living unit (2-bedroom apts.) – 2,200; over 2-bedroom or over 4-room living units – 10,000
Floor area ratio, usable (with public sewers) (square feet) ¹⁰	-	-	-	-	-	-	-	0.2	0.20 for max. 12 u./ac.; 0.215 for max. 10 u./ac.; 0.23 for max. 9 u./ac.	0.35	0.30	0.35
Minimum site area (acres)	-	-	-	-	-	-	-	-	-	-	-	5
Lot width at main building line (feet)	200	200	200	150	100	80	70	150	-	-	-	150
Lot depth (feet)	200	200	200	150	100	100	85	150	150	-	-	150
Front yard (feet) ¹	75	75	75	50	40	30	30	50	50	-	-	50
Side yard (feet)												
Main or accessory building, minimum either side	30	30	30	20	15	12	10	50	50	-	-	50
Two combined	80	80	80	50	40	24	20	100	100	-	-	100
Accessory building if in rear yard, minimum either side ⁴	10	10	10	10	10	10	10	20	20	-	-	25
Rear yard (feet)												Same as side yards
Main building	75	75	75	50	40	30	30	50	50	-	-	
Accessory building ⁴	10	10	10	10	10	10	10	25	-	-	-	
Maximum height (feet)												
Main building	35	35	35	35	35	35	35	35	40	-	-	45 ¹¹
Accessory building or structure	15	15	15	15	15	15	15	15	-	-	-	15
Minimum usable floor area of dwelling unit (square feet)	1,200	1,200	1,200	1,000	800	800	600	600	-	-	-	Studio – 350 1-bedroom – 450 2 bedrooms or more – 550
Maximum building coverage of actual lot area (all buildings)	10%	10%	10%	15%	20%	25%	25%	20%	20%	-	-	-
Required off-street parking spaces per dwelling unit	5	4	1	1	1	1	1	2.2	1 1/2	-	-	0.5, plus a minimum of 10 additional for staff
Road frontage (feet)	200	200	200	150	100	80	-	-	-	-	-	-

NOTES:

¹ On streets with less than a 50-foot right-of-way, the front yard setback shall be measured from the center line of the existing roadway and 25 feet shall be added to the required front yard setback.

² Where public sewers are not available, the maximum floor area ratio shall not exceed 1/2 the figures shown.

³ All multifamily or apartment developments shall be as specified on a site plan approved in accordance with the provisions of §§ 300-82 through 300-85.

⁴ The required rear and side yard setbacks for an accessory building in an R1-40, R1-20, R1-10 or R-2 Zone shall be no less than 20 feet where the accessory building is (a) located wholly or partly in a rear yard and (b) has a footprint 50% or greater than that of the main building.

¹⁰ In all multifamily districts, including R-3, R-2A, RSP-1, RSP-2 and R-3A, the floor area ratio, usable and the lot area (square feet) shall be calculated on the basis of net area, which shall be determined by subtracting from the gross area of the site all wetlands and controlled areas as defined in Chapter 178, Freshwater Wetlands.

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¹¹ On sites greater than 25 acres, maximum height (feet) may be increased to 55 feet for main buildings.