

ZONING

119 Attachment 1

VILLAGE OF RAVENA  
SCHEDULE OF DISTRICT ZONING REGULATIONS

RESIDENTIAL AREAS

[Amended 3-16-1999 by L.L. No. 1-1999; 7-15-2003 by L.L. No. 1-2003; 4-21-2015 by L.L. No. 3-2015]

District Symbols	Uses			Minimum Lot Size		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions of Principal Buildings (feet)			Principal Buildings		Accessory Buildings			Required Site Plan Review and Approval by Zoning Board of Appeals/Planning Board	
	Principal	Accessory	Permissible Upon Issuance of a Special Permit	Area (square feet)	Width (feet)	Principal Buildings	Accessory Buildings	Front	Rear	Side		Minimum First Floor Area (square feet)	Maximum Height in Feet and Stories	Minimum Distance to (feet)			
										11 One	12 Total			15 Principal Building	16 Side Lot Line		17 Rear Lot Line
1	2	3	4	5	6	7	8	9	10	11 One	12 Total	13	14	15 Principal Building	16 Side Lot Line	17 Rear Lot Line	18
R-1 Single-Family Residence	1. Single-family residence 2. Places of worship; parish buildings 3. Schools, parks and playgrounds. 4. Library and community buildings 5. Professional offices	1. Private garages and sheds 2. Home occupations (See § 119-15) 3. Parking and loading areas (See §§ 119-19 and 119-20) 4. Greenhouses 5. Private swimming pools 6. Barns 7. Residential recreational facilities 8. Sheds	1. Private schools and institutions of higher learning 2. Two-family residences 3. Cultural, religious and educational buildings 4. Cemeteries and cremations 5. Undertaking establishments 6. Fire and police stations 7. Community recreational facilities 8. House trailer storage 9. Market gardening 10. Apartment house	15,000	100	25	6	25	20	10	20	One-story, 900 2-2½ stories, 750	35 feet 2½ stories	5	10 (for sheds, 4 feet)	10 (for sheds, 4 feet)	For special permits
R-2 Single- and Two-family Residence	1. All uses permitted in R-1 2. Two-family residences 3. Professional offices	1. All uses permitted in R-1	1. All uses permitted in R-1 2. Tourist homes, rooming and boarding houses 3. Row houses 4. Apartment houses 5. Garden-type apartments 6. Hospital, sanatorium, nursing homes 7. Day camps 8. Trailer parks	20,000	100	25	6	25	15	10	20	One-story, 800 2-2½ stories, 650	30 feet 2½ stories	5	10 (for sheds, 4 feet)	10 (for sheds, 4 feet)	For special permits
R-3P Planned Residential	1. All uses permitted in R-1 and R-2 2. Trailer parks	1. All uses permitted in R-2	1. All uses permitted in R-1 2. Tourist homes, rooming and boarding houses 3. Row houses 4. Apartment houses 5. Garden-type apartments 6. Hospital, sanatorium, nursing homes 7. Day camps	--	--	--	--	--	--	--	--	--	--	--	--	--	For special permits