

ZONING

220 Attachment 2

Village of Briarcliff Manor
Table 2
Permitted Lot Sizes, Setbacks, Height Requirements
(Residential)

[Amended 5-20-1999 by L.L. No. 3-1999; 9-2-2003 by L.L. No. 6-2003; 8-16-2007 by L.L. No. 7-2007; 12-17-2009 by L.L. No. 5-2009]

1	4	5	6	7	8	9	10	11	8A	9A	10A	11A	12	13	14	15	16	17	18	19	20	21	22	23	24
Lot Limitations													Building Limitations												
Key	Minimum Size of Lot		Maximum Percent of Lot to be Occupied by Buildings		Minimum Yard Dimensions in Feet from Lot Lines to Principal Building ¹								Minimum Distance in Feet From Accessory Building To ²						Maximum Height				Maximum Gross Floor Area ^{3,4}		Minimum Average Livable Floor Area per Dwelling Unit
	Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback	Total All Buildings		Front Yard	One Side Yard	Two Side Yards Combined	Rear Yard	Front Yard	One Side Yard	Two Side Yards Combined	Rear Yard	Principal Building if Not Connected With It	Street Line	Side Lot Line	Rear Lot Line	In Stories	In Feet	For Sloping Roof	For Flat Roof					
R80A	80,000	175	—	—	40	25	55	40	65	40	80	60	12	40	25	14	2 1/2	30	15	12					—
R60A	60,000	175	11	—	40	25	55	40	65	40	80	60	12	40	25	12	2 1/2	30	15	12					—
R40A	40,000	150	12	—	40	22	50	35	55	30	60	45	10	40	15	10	2 1/2	30	15	12					—
R40B	40,000	150	12	—	40	22	50	35	55	30	60	45	10	40	15	10	2 1/2	30	15	12					—
R30A	30,000	135	13	—	40	20	45	35	50	25	55	40	10	40	13	9	2 1/2	30	15	12					—
R20A	20,000	120	15	—	40	18	40	30	45	20	45	35	10	40	12	8	2 1/2	30	15	12					—
R20B	20,000	120	15	—	40	18	40	30	45	20	45	35	10	40	12	8	2 1/2	30	15	12					—
R12B	12,000	100	18	—	40	16	35	30	40	18	39	32	10	40	11	6	2 1/2	26	15	12					—
R10B	10,000	75	20	—	40	12	25	30	40	14	30	32	10	40	5	6	2 1/2	26	15	12					—
RT4B	10,890 ⁵	100	23	—	200	50	100	100	200	50	100	100	35	50	10	10	2 1/2	35	15	12					800
For multifamily residence (5,000 square feet per dwelling unit)																									
R30M	5,000	150	15	5	40	30	60	60					20	40	10	10	2 1/2	35	15	12	—	—	—		750
For single-family residence (12,000 square feet per dwelling unit)																									
R30M	12,000	100	—	—	40	16	35	30					10	40	11	6	2 1/2	26	15	12	—	—	—		—

See § 220-12, Required off-street parking and loading

NOTES:

¹ A. Existing homes built at or within previously allowed minimum setbacks: A principal residence which is existing with a gross floor area of less than or equal to 3,500 square feet and complies with zoning on January 1, 2007, will be allowed an addition of up to 500 square feet along its current building line without a variance from the Zoning Board of Appeals even if that addition will raise the lot's gross floor area to greater than 3,500 square feet and will cause the residence to violate the front, side, or rear yard requirement applicable to lots with gross floor area greater than 3,500 square feet, but this relief can be applied to a residence only once, and then only to one of the front, side, or rear yard requirements, the residence must comply with other yard requirements applicable to the lot, and the residence and other buildings on the lot must comply with the maximum gross floor area limitation applicable to the lot. Any further addition must comply with all otherwise applicable requirements or a variance must be granted by the Zoning Board of Appeals.

B. Sloped properties: For properties with a measured slope of 15% or greater as measured across the building footprint, only 50% of the basement area shall be included in the gross floor area calculation for determining the increased setback for the yard setback on the uphill side. In the case of property sloping from multiple property lines, only one uphill setback may be calculated with only 50% of the basement area included in the gross floor area. All other setbacks shall be calculated with full basement area included in the gross floor area.

² The reduced minimum distances set forth in Columns 13, 14, and 15 shall apply only to accessory buildings with floor areas less than the amounts set forth below. In all other cases, the distances shall be measured as if the accessory building were a principal building:

A. Less than or equal to 300 square feet in the RI 0A and R12B Zoning Districts.

B. Less than or equal to 150 square feet in all other zoning districts.

³ The maximum gross floor area for single-family residential construction and uses shall be calculated as follows:

A. For lots less than 20,000 square feet in area: 3,000 square feet plus 10% of the lot area in excess of 10,000 square feet.

B. For lots greater than 20,000 square feet but not greater than 65,000 square feet in area: 4,000 square feet plus 7% of the lot area in excess of 20,000 square feet.

C. For lots greater than 65,000 square feet in area: 7,150 square feet plus 8% of the lot area in excess of 65,000 square feet.

⁴ Site plan approval shall be required for any single-family residential construction and uses where the total gross floor area of all buildings exceeds 10,000 square feet.

⁵ May be reduced to 7,260 if bonus applied.