

ZONING
220 Attachment 4

Village of Briarcliff Manor

**Table 4
Permitted Lot Sizes, Setbacks, Height Requirements
(Commercial)**

[Amended 1-20-2011 by L.L. No. 1-2011; 3-16-2011 by L.L. No. 2-2011; 3-30-2015 by L.L. No. 1-2018; 12-15-2020 by L.L. No. 1-2021; 5-4-2021 by L.L. No. 6-2021; 9-28-2021 by L.L. No. 16-2021; 7-16-2024 by L.L. No. 10-2024; 9-3-2024 by L.L. No. 11-2024]

1	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24		
Key	Use	Lot Limitations								Buildings Limitations											Minimum Average Livable Floor Area per Dwelling Units		
		Minimum Size of Lot		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions in Feet From Lot Lines to Principal Building				Minimum Distance in Feet From Accessory Structure To				Maximum Height				Minimum Gross Area of Ground Floor in Square Feet				Minimum Usable Open Space	
		Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback	Principal Building	Accessory Structures	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	For 1 Story Building	For 1 1/2 Story Building	For 2 or 2 1/2 Story Building			
CT1	Clubs, lodges, recreation facilities	400,000	100	5%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%	750 ⁽¹⁾	
	Conference center/event space	60 acres	100	20%	5%	150	150	300	150	—	150	150	150	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Data storage	60 acres	100	30%	5%	100	100	200	100	—	150	150	150	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Fitness clubs, training facilities	400,000	100	20%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Hotels	400,000	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	20%		
	Light manufacturing (experiential retail as accessory use)	75,000	100	10%	5%	100	100	100	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Medical office, outpatient and ambulatory care facilities	400,000	100	12%	2%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Museum or art gallery	10,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Office	200,000	100	10%	1%	100	100	100	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Private institutions of higher learning	50 acres	100	20%	5%	200	200	400	200	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	40%		
	Research laboratory, biomedical and biotech facilities	25 acres	100	20%	5%	150	150	300	150	—	150	150	150	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Short-term executive housing	400,000	100	10%	1%	150	100	200	150	—	150	100	150	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Solar farm	400,000	100	n/a	n/a	150	150	300	150	—	150	150	150	n/a	n/a	n/a	n/a	—	—	—	25%		
CT2	Clubs, lodges, recreation facilities	200,000	100	5%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Conference center/event space	400,000	100	10%	2%	75	100	200	100	—	75	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Data storage	200,000	100	30%	5%	100	100	200	100	—	75	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		
	Fitness clubs, training facilities	200,000	100	10%	1%	50	100	150	100	—	50	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Hospital	400,000	100	15%	1%	100	100	200	100	—	100	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		
	Hotels	400,000	100	20%	2%	100	100	200	100	—	100	100	100	3	35	1 story/18'	1 story/15'	—	—	—	20%		
	Light manufacturing (experiential retail as accessory use)	75,000	100	10%	5%	50	100	200	100	—	50	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Medical office, outpatient and ambulatory care facilities	200,000	100	10%	2%	75	100	200	100	—	75	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		
	Museum or art gallery	10,000	100	10%	2%	75	100	200	100	—	75	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Nursery school	5 acres	100	10%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Office	200,000	100	10%	1%	50	100	150	100	—	50	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		
	Private institutions of higher learning	5 acres	100	15%	2%	75	100	100	100	—	75	100	100	3	35	1 story/18'	1 story/15'	—	—	—	40%		
	Research laboratory, biomedical and biotech facilities	200,000	100	15%	2%	100	100	200	100	—	100	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		
	Retail (including experiential retail), shopping center	200,000	100	10%	1%	50	100	150	100	—	50	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Self-storage facilities	400,000	100	12%	2%	75	100	200	100	—	75	100	100	3	35	1 story/18'	1 story/15'	—	—	—	20%		
	Short-term executive housing	400,000	100	10%	1%	150	100	200	150	—	150	100	150	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Solar farm	400,000	100	n/a	n/a	150	150	300	150	—	150	150	150	n/a	n/a	n/a	n/a	—	—	—	25%		
	Specialty warehouse	200,000	100	30%	30%	100	100	200	100	—	75	100	100	3	35	35	1 story/15'	—	—	—	15%		
CT3	Clubs, lodges, recreation facilities	200,000	100	5%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Conference center/event space	400,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Data storage	350,000	100	30%	5%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Fitness clubs, training facilities	200,000	100	10%	1%	100	100	150	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Hotels	400,000	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	20%		
	Private institutions of higher learning	5 acres	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	40%		
	Light manufacturing (experiential retail as accessory use)	75,000	100	10%	5%	100	100	100	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		

BRIARCLIFF MANOR CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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Key	Use	Minimum Size of Lot		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions in Feet From Lot Lines to Principal Building				Minimum Distance in Feet From Accessory Structure To			Maximum Height				Minimum Gross Area of Ground Floor in Square Feet				Minimum Usable Open Space		
		Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback	Principal Building	Accessory Structures	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	For 1 Story Building	For 1 1/2 Story Building	For 2 or 2 1/2 Story Building			
	Medical office, outpatient and ambulatory care facilities	400,000	100	12%	2%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Museum or art gallery	10,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Office	350,000	100	15%	1%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Research laboratory, biomedical and biotech facilities	350,000	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Short-term executive housing	400,000	100	10%	1%	150	100	200	150	—	150	100	150	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Solar farm	400,000	100	n/a	n/a	150	150	300	150	—	150	150	150	n/a	n/a	n/a	n/a	—	—	—	25%		
	Specialty warehouse	200,000	100	30%	5%	100	100	200	100	—	75	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		
CT4	Clubs, lodges, recreation facilities	400,000	100	5%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Conference center/event space	400,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Data storage	5 acres	100	30%	5%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Fitness clubs, training facilities	400,000	100	10%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Hospital	400,000	100	15%	1%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Hotels	400,000	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	20%		
	Light manufacturing (experiential retail as accessory use)	75,000	100	10%	5%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Medical office, outpatient and ambulatory care facilities	400,000	100	12%	2%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Museum or art gallery	10,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Nursery school	400,000	100	10%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Office	400,000	100	12%	1%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Private institutions of higher learning	5 acres	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	40%		
	Research laboratory, biomedical and biotech facilities	400,000	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Retail (including experiential retail), shopping center	200,000	100	10%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Self-storage facilities	400,000	100	12%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	20%		
	Short-term executive housing	400,000	100	10%	1%	150	100	200	150	—	150	100	150	2	30	1 story/18'	1 story/15'	—	—	—	30%		
CT5	Clubs, lodges, recreation facilities	400,000	100	5%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Conference center/event space	400,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Data storage	5 acres	100	30%	5%	100	100	200	100	—	75	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Fitness clubs, training facilities	400,000	100	10%	1%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Hospital	400,000	100	15%	1%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Hotels	400,000	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	20%		
	Light manufacturing (experiential retail as accessory use)	75,000	100	10%	—	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Medical office, outpatient and ambulatory care facilities	400,000	100	12%	2%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	15%		
	Museum or art gallery	10,000	100	10%	2%	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	25%		
	Nursery school	400,000	100	10%	—	100	100	200	100	—	100	100	100	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Office	400,000	100	12%	1%	100	100	200	100	—	75	100	100	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Private institutions of higher learning	5 acres	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	40%		
	Research laboratory, biomedical and biotech facilities	5 acres	100	20%	2%	100	100	200	100	—	100	100	100	4	40	1 story/18'	1 story/15'	—	—	—	15%		
	Retail (including experiential retail), shopping center	200,000	100	10%	1%	50	100	100	100	—	50	100	100	2	30	1 story/18'	1 story/15'	—	—	—	15%		
	Self-storage facilities	400,000	100	12%	2%	100	100	200	100	—	100	100	100	3	40	1 story/18'	1 story/15'	—	—	—	20%		
	Short-term executive housing	400,000	100	10%	1%	150	100	200	150	—	150	100	150	2	30	1 story/18'	1 story/15'	—	—	—	30%		
	Solar farm	400,000	100	n/a	n/a	150	150	300	150	—	150	150	150	n/a	n/a	n/a	n/a	—	—	—	25%		
	Specialty warehouse	200,000	100	30%	5%	100	100	200	100	—	75	100	100	3	35	1 story/18'	1 story/15'	—	—	—	15%		

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

ZONING

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Lot Limitations												Buildings Limitations											
Key	Use	Minimum Size of Lot		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions in Feet From Lot Lines to Principal Building				Minimum Distance in Feet From Accessory Structure To				Maximum Height				Minimum Gross Area of Ground Floor in Square Feet				Minimum Average Livable Floor Area per Dwelling Units	
		Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback	Principal Building	Accessory Structures	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	For 1 Story Building	For 1 1/2 Story Building	For 2 or 2 1/2 Story Building	Minimum Usable Open Space		
B1 and B2		4,000 per building	40 per building	25%	10	—	—	—	2	2	2	2	2	30	2	2	—	—	—				
CB1		4,000 per building	40 per building	25%	10/12 ⁴	—	—	20	2	2	2	2	3	35	2	2	—	—	—				
CB2		4,000 per building	40 per building	25%	10	—	—	20	2	2	2	2	3	35	2	2	—	—	—				
B1A		4,000 per building	40 per building	25%	10	—	—	—	2	2	2	2	2 ⁵	30	2	2	—	—	—		750		

NOTES:

¹ If dwelling spaces are provided for resident employees and their families.

² No accessory buildings permitted.

³ If the building is mixed-use and all of the dwelling units in the building are affordable AFFH units, however, then the maximum number of stories shall be three.

⁴ The front yard setback in the Central Business District shall be 10 feet for properties located on the east side of Pleasantville Road and 12 feet for properties located on the west side of Pleasantville Road. The minimum front yard setback for all such Pleasantville Road properties is also the maximum front yard setback unless, in the sole discretion of the Planning Board, a variation in the front yard setback is required to meet the building line of an adjacent building. In no case may the front yard setback be increased more than five feet.

⁵ Maximum building heights are determined in feet; maximum floor equivalents are provided for readability only.