

ZONING

376 Attachment 5

**Town of Ramapo, New York  
Table of Bulk Requirements  
Part I  
§ 376-41**

[Amended 6-14-2006 by L.L. No. 4-2006; 8-12-2020 by L.L. No. 5-2020; 11-9-2022 by L.L. No. 7-2022]

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage	Floor Area Ratio (FAR)
a	None	n/a	30	0	30	60	0	50	0	15	15	5%	n/a
b	10 acres	400	100	100	100	200	0	100	0	15	35	3%	0.20
c	5 acres	400	100	50	100	200	75	100	75	300	35	25%	0.20
d	2 acres	200	100	100	100	200	25	100	25	50	35	10%	0.20
e	160,000 square feet	200	50	50	30	100	10	50	10	150	35	20%	0.40
e.1	80,000 square feet	200	50	50	30	100	10	50	10	150	35	20%	0.40
f	10 acres	400	100	100	100	200	50	100	100	300	45	30%	0.30
g	2 acres	200	100	100	100	200	25	100	25	50	35	20%	0.20
h	50,000 square feet	175	50	50	30	75	10	50	10	100	35	20%	0.40
k	2 acres	200	100	50	50	100	15	75	15	200	35	40%	0.20
l	20,000 square feet	100	20 <sup>2</sup>	20 <sup>3</sup>	0/10	0	0	25	10	100	45	75%	1.5
m	40,000 square feet	160	50	50	25	70	10	50	10	100	35	40%	0.40
n	10 acres	600	100	20	80	100	20	50	10	600	45	65%	0.65
p	200 acres <sup>10</sup>	600	100	20	80	100	20	50	10	500	45 <sup>11</sup>	25%	0.25
q	35,000 square feet	150	50	50	25	60	10	50	10	100	35	40%	0.40
t	25,000 square feet	125	35	35	20	50	10	35	10	90	35	50%	0.40
x.1	15,000 square feet	100	35	35	15	40	5	35	5	85	35 <sup>5</sup>	50%	0.40 <sup>1</sup>

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Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage	Floor Area Ratio (FAR)
x.2	20,000 square feet	125	35	35	20	50	5	35	5	125	35 <sup>5</sup>	55%	0.40
x.3	10,000 square feet	62.5	35	35	20 <sup>2</sup>	20 <sup>2</sup>	10	35 <sup>3</sup>	5	62.5	35 <sup>5</sup>	55%	0.40 <sup>1</sup>
x.4	4 AC	150	35	35	35 <sup>4</sup>	70	20	35	20	150	40	65%	0.75
x.5	4 AC	400	50 Town/ County 100 State	35	35	70	20	35	20	150	40	65%	0.75
x.6	15	150	25	25	15	30	10	25	20	150	40	65%	0.80
s.1	25,000 square feet	125	35	35	20	50	10	35	10	90	35	65%	0.75
x.7 <sup>6</sup>	40,000 square feet	150	30	30	20 <sup>7</sup>	40 <sup>8</sup>	20 <sup>7</sup>	30	30 <sup>9</sup>	150	40	65%	0.90

**NOTES:**

- <sup>1</sup> The floor area ratio (FAR) for this use group in the R-15C Zoning District shall be 0.90.
- <sup>2</sup> The side setback and total side setback in the R-15C Zone shall be 10 feet.
- <sup>3</sup> The rear setback in the R-15C Zone shall be 30 feet.
- <sup>4</sup> The side setback shall be 10 feet if adjoining a railroad right-of-way.
- <sup>5</sup> The maximum height in the R-15C Zone shall be 40 feet, for the purpose of enhancing roof design.
- <sup>6</sup> The 40,000 square-foot minimum lot area requirement is an inextricable element of this use, and not a mere dimensional or physical requirement, and, therefore, multifamily dwellings permitted pursuant to Use Group x.7 are prohibited on lots of less than 40,000 square feet.
- <sup>7</sup> May be reduced to 10 feet for parking in required side yard setbacks, but not for structures.
- <sup>8</sup> May be reduced to 20 feet for parking in required side yard setbacks, but not for structures.
- <sup>9</sup> Excluding balconies and decks which extend no more than 12 feet from the main building.
- <sup>10</sup> The minimum lot area may be comprised of one or several adjacent tax lots under common ownership having a total minimum gross lot area of 200 acres within the Town of Ramapo. The 200-acre minimum lot area requirement is an inextricable element of a mixed-use development use. Therefore, mixed-use developments permitted pursuant to Use Group p are prohibited on lots of less than 200 acres.
- <sup>11</sup> Maximum height may be increased subject to Town Board approval per § 376-1219B.

**Town of Ramapo, New York  
Table of Bulk Requirements  
Part II**

ZONING

§ 376-41

[Amended 6-14-2006 by L.L. No. 4-2006; 11-25-2013 by L.L. No. 7-2013; 9-8-2014 by L.L. No. 8-2014; 7-13-2022 by L.L. No. 4-2022]

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage	Floor Area Ratio (FAR)
aa	4 acres	350	50	50	50	100	50	50	50	50	35	See § 376-163	0.40 <sup>1</sup>
bb	2 acres	200	50	25	50	100	25	50	25	100	15	40%	0.30
cc	10 acres	400	100	100	50	100	50	50	50	300	See § 376-164F	40%	0.40
A	40,000 square feet	150	75	20	40	80	35	35	35	50	35	50%	0.40
B	20,000 square feet	100	30	20	0/10	0	0	25	10	100	30	75%	0.40
C	5 acres	400	50	10	50	100	10	50	10	300	40	35%	0.25
D	60,000 square feet	250	30	20	40	80	20	50	20	150	25	75%	0.40
E	30,000 square feet	150	30	20	40	80	10	25	10	100	35	75%	0.40
F	40,000 square feet	200	30	20	20	40	10	35	10	100	30	75%	0.40
H	40,000 square feet	200	35	20	20	40	10	35	10	200	35	75%	0.40
I	2 acres	300	60	20	50	100	20	60	30	150	35	75%	0.40
J	60,000 square feet	200	75	15	75	150	30	75	30	100	45	80%	0.40
K	40,000 square feet	150	75	15	50	100	20	50	20	100	45	80%	0.40
L	60,000 square feet	200	35	20	20	40	10	35	10	150	35	75%	0.40
M	2 acres	300	10	10	0/10	0/10	0/10	15	15	150	50	85%	0.90
N	25,000 square feet	125	35	35	20	50	10	35	10	90	35	65%	0.65

NOTES:

<sup>1</sup> 0.60 for projects with lot areas with less than 15 acres.

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**NOTE REGARDING PUD DISTRICTS:** Area and bulk regulations, and other inconsistent language and regulations elsewhere in the Zoning Code, are not applicable within an approved PUD District. [**Added 7-13-2022 by L.L. No. 5-2022**]