

# ZONING

## 215 Attachment 16

### Town of Stony Point

#### TABLE OF BULK REQUIREMENTS

##### PART II

[Amended 6-10-1986; 6-14-1988; 6-14-1994 by L.L. No. 3-1994; 4-9-1996 by L.L. No. 8-1996; 4-14-1998 by L.L. No. 5-1998; 6-21-1999 by L.L. No. 8-1999; 9-12-2000 by L.L. No. 5-2000; 4-10-2001 by L.L. No. 3-2001; 4-9-2003 by L.L. No. 4-2003; 1-11-2011 by L.L. No. 2-2011; 3-10-2015 by L.L. No. 2-2015; 1-23-2018 by L.L. No. 1-2018]

1	2	3	4	5	6	7	8	9	10	11
Use Group	Minimum Lot Area (square feet unless otherwise noted)	Minimum Lot Width (feet)	Required Front Yard Depth/Front Setback (feet)	Required Side Setback/Total Side Setback (feet)	Required Rear Setback (feet)	Required Side and Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Development Coverage (percent)	Floor Area Ratio
h.1	15,000	100	35/35	15/40	35	5	85	35	50%	0.40
h.2	25,000	125	35/35	20/50	35	10	125	35	55%	0.40
h.3	5,000	50	25/25	10/20	20	5	40	35	60%	0.40
h.4	7,500	60	25/25	10/20	25	5	40	35	60%	0.40
h.5	5,000 <sup>1,2</sup> 8,000 <sup>1,3</sup>	50	10/10 <sup>4</sup>	20/20 <sup>5</sup>	20 <sup>5</sup>	15 <sup>6</sup> 15 <sup>6</sup>	50	15	50 <sup>7</sup>	0.40
B	10,000	50	15/40	0/0	25	10	50	30	75%	0.35
D	30,000	150	30/75	40/50	45	10	150	35	75%	0.35
F	60,000	250	30/75	40/80	50	50	250	25	75%	0.35
G	15 acres	400	125/150	100/200	150	100/125	100	35	60%	0.35
H	80,000	300	20/60	50/100	60	20	150	45	75%	0.40
I	40,000	150	15/75	50/100	50	10	100	45	80%	0.35
J	150,000	200	50/50	50/100 <sup>8</sup>	50	20/40	100	35 or not more than 2 stories	75%	None
SR	N/A	None	None	None	None	None	None	None	None	None
K	1 acre	150	50/50	50/100	50	25/30	100	45	50%	0.40
L	20,000	50	25/25	25/50	35	25/30	50	45	50%	0.40
M	4 acres	300	75/75	75/150	100	75/100	150	35	20%	0.20
N	5 acres	500	10/0	25/40	50	10/50	0	45	75%	None
P	20 acres	None	50/50	50/50	50/50	50/50	100	20	75%	None

## STONTY POINT CODE

### NOTES:

- A. A fifty-foot buffer shall be provided adjacent to the Palisades Interstate Park and Parkway property and shall be planted with evergreen trees, at the discretion of the Planning Board, if existing vegetation is deemed to be insufficient.
- B. Where feasible, a seventy-five-foot building setback should be maintained for all buildings from the Palisades Interstate Park property line.
- C. All parking shall be provided at least 10 feet from the designated street lines of county and state highways. In addition, adequate vehicle turnaround shall be provided for any residential lots that obtain access to a state or county highway so that no cars are forced to back out onto the roadway.
- D. In the MHC Zone, references to setbacks are from exterior property lines; references to yards mean space between units (separation); minimum lot width and required street frontage apply to new units.
- E. Consistent with § 215-27, Hudson River setbacks shall be measured from the mean high-water line of the Hudson River.
- F. Development coverage of riverfront properties shall be calculated as a percentage of the dry lands above water exclusive of areas of public use or access such as public walkways, esplanades, trails, play areas, etc.
- G. Consistent with § 215-31, no side yard or rear yard shall be required where such yard abuts the right-of-way of a railroad, limited-access highway or utility transmission line at least 500 feet in width.
  - <sup>1</sup> Minimum lot area per new unit; roads and on-site parking are not included within the minimum lot area.
  - <sup>2</sup> For units with central water and sewer.
  - <sup>3</sup> For units without central sewer.
  - <sup>4</sup> Measured from the edge of road pavement. Established setback applies, with 150 feet, on each side of unit.
  - <sup>5</sup> Measured from exterior property line. Established setback applies to rear setback, with 150 feet on each side of unit.
  - <sup>6</sup> Minimum distance between units such as side to side and end to end may be reduced to 10 feet.
  - <sup>7</sup> In MHC District, development coverage does not apply to roads and parking areas.
  - <sup>8</sup> Next to a commercial site, the side setback should be 30 feet, not 50 feet and the total setback should be 80 feet, not 100 feet.
  - <sup>9</sup> Front yard, front setback does not apply along Hudson River.