

ARTICLE VI: DISTRICT BULK AND PARKING REGULATIONS

§ 230-32. Adoption of standards.

The following schedules of regulations applying to the area of lots, the height of buildings, the yards and other open spaces to be provided, off-street parking spaces, minimum floor areas and all other matters contained therein, as indicated for the various districts established by this chapter, are hereby adopted and declared to be a part of this chapter.

§ 230-33. One-Family RA-40, RA-25, RA-9 and RA-5 Districts, [Amended 1-21-1985 by L.L. No. 1-1985]

A. Bulk and Parking Regulations for One-Family Districts. The bulk and parking regulations for One-Family Residence Districts RA-40, RA-25, RA-9 and RA-5 shall be as follows: (See also Article II, Definitions; Article IV, District Use Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.)

	<i>For Uses In</i>			
	<i>RA-40</i>	<i>RA-25*</i>	<i>RA-9*</i>	<i>RA-5*</i>
Minimum Required				
Lot area (square feet)	40,000	25,000	9,375	5,000
Lot width (feet)	150	125	75	50
Lot depth (feet)	200	150	125	100
Front yard (feet)	50	40	25	15
One side yard (feet)	30	20	12	8
Both side yards (feet)	80	50	30	20
Rear yard (feet)	40	30	30	25
<u>Minimum</u> Habitable floor area				
per dwelling unit				
Total (square feet)	1,400	1,200	1,000	880
Main-floor (square feet)	880	880	880	--
Off-street parking spaces				
per dwelling unit	2	2	2	2
Maximum Permitted				
Building height				
Stories	2 1/2	2 1/2	2 1/2	2 1/2
Feet	35	35	35	35
Building coverage (percent)	20	25	35	40
<u>Floor Area Ratio</u>	<u>0.15</u>	<u>0.20</u>	<u>0.40</u>	<u>0.55</u>

*NOTE: All permitted nonresidential uses shall conform to the regulations for such uses in RA-40 Districts.

B. Calculating Floor Area Ratio for Oversized and Undersized One-Family Residences. The permitted floor area for one-family homes on lots that are larger or smaller than the minimum zoning lot size is obtained by multiplying the FAR for the zoning district in which the home is located by the lot size. For example, for a 50,000 square foot lot in an RA-40 district, multiply 50,000 by 0.15.

Undersized lots. For lots that fall below the minimum lot size requirement in a given district, FAR is increased by the same percentage that the lot is undersized. For example, a lot that is 10% smaller than the minimum lot size would have a permitted FAR that is 10% greater than the established FAR; e.g., a 36,000 square foot lot in an

~~RA-40 district (10% below the minimum lot size) would have an FAR of 0.165. The permitted floor area on the lot is then calculated by multiplying the lot area by the FAR.~~

~~In no case shall the increase in FAR for undersized lots lead to a permitted FAR that is larger than the FAR permitted in the next most dense residential zoning category. For example, in an RA-9 district, the FAR for an undersized lot cannot be increased to the point where it is higher than the FAR permitted for an RA-5 district.~~

§ 230-34. Two-Family RB Districts and Multifamily Residence RC Districts. [Amended 1-21-1985 by L.L. No. 1-1985]

The bulk and parking regulations for Two-Family Residence RB Districts and Multiple Residence RC Districts shall be as follows: (See also Article II, Definitions; Article IV, District Use Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.)

	RB Districts		RC Districts	
	One-Family Residence	Two-Family Residence	One-Family Residence	Multiple-Residence
Minimum Required				
Lot area (square feet)				
Total	5,000	--	9,375	4 acres
Per dwelling unit	--	2,500	--	3,000
Lot width (feet)	50	75	75	200
Lot depth (feet)	100	100	125	200
Front yard (feet)	20	20	25	40
One side yard (feet)	8	12	12	25
Both side yards (feet)	20	30	30	50
Rear yard (feet)	25	30	30	30
<u>Minimum</u> Habitable floor area per dwelling unit				
Total (square feet)	880	600	1,000	600
Main floor (square feet)	--	--	--	880
Off-street parking spaces per dwelling unit	2	1	2	1.5
Usable open space Per dwelling unit	--	400	--	400
Maximum Permitted				
Building height				
Stories	2.5	3	2.5	2
Feet	35	35	35	30
Building coverage	40%	40%	35%	30%
<u>Floor Area Ratio¹</u>	<u>0.60</u>	<u>0.60</u>	<u>0.40</u>	<u>0.55</u>

NOTE: All permitted nonresidential uses shall conform to the regulations for such uses in RA-40 Districts.

¹ *The procedure for calculating floor area for oversized and undersized lots in RB and RC districts is same as for one-family residence districts. See §230-33B for instructions on calculating floor area in under- or oversized lots.*

§ 230-35. Limited Office O-1, Central Commercial C-1 and General Commercial C-2 Districts. [Amended 1-25-1985 by L.L. No. 1-1985; 1-7-2002 by L.L. No. 1-2002]

The bulk and parking regulations for Limited Office O-1, Central Commercial C-1 and General Commercial C-2 Districts shall be as follows: (See Article II, Definitions; Article IV, District Use Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.)

	For All Permitted Uses In		
	O-1	C-1	C-2
Minimum Required			
Lot area (acres)	--	--	--
Lot width (feet)	100	25	50
Lot depth (feet)	100	--	--
Front yard (feet)	20	--	10
Side yard (feet)	10	None required but 10 feet minimum if provided	
Side yard for lots within 25 feet of a residence district boundary (feet)	--	10	10
Rear yard (feet)	20	None required but 10 feet minimum if provided	
Rear yard for lots within 25 feet of a residence district boundary (feet)	30	30	30
Off-street parking spaces (whichever is greater):			
Per 300 square feet of office floor area	1*	1*	1*
Per employee	1*	--	--
Per 250 square feet of retail/service floor area	--	1*	1*
Maximum Permitted			
Building height			
Stories	2.5	2	2
Feet	35	35	35
Floor area ratio	<u>0.40</u>	2.0	<u>0.5</u>

NOTE: In the following locations only, the off-street parking requirements of this section may be waived by the Planning Board as part of its site plan approval or change of use approval upon its determination that the site is already improved and that the required number of on-site parking spaces are not available and, due to site limitations cannot be constructed: Old Post Road South; Grand Street; Bank Street; North Riverside Avenue between Bank Street and Farrington Road; and the west side of South Riverside Avenue between Benedict Boulevard and Clinton Street.

§ 230-36. Limited Office O-2 and ~~O-3~~ Districts. [Amended 4-22-1991 by L.L. No. 2-1991]

The bulk and parking regulations for the Limited Office O-2 ~~and O-3~~ Districts shall be as follows: (See Article II, Definitions; Article IV, District Use Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.)

A. Bulk requirements.

Minimum Requirements

	<i>District:</i>	<i>O-2</i>	<i>O-3</i>
Lot area (acres)		1	1
Lot width (feet)		150	150
Lot depth (feet)		150	150
Front yard (feet)*		25	50
Side yard (feet)		25	25
Rear yard (feet)		25	25
 Maximum Permitted			
Building heights (feet)		25	35 or 2.5 stories
Floor area ratio		.40	.20
Site coverage ratio (including buildings and paved areas)		----	.50

*NOTE: In the event that the village or the state is the owner of the land alongside and between the edge of the improved portion of the highway or, if there is a sidewalk, between the edge of the sidewalk and the land of the abutting property owner, and such land of the state or village is not usable for the purposes other than right-of-way purposes, the Board of Appeals, by special permit and with such conditions as it may deem advisable, may prescribe that the edge of the highway or, if there is a sidewalk, the edge of the sidewalk, be considered as the street line for purposes of determining front yard setbacks in a Limited Office O-2 District; provided, however, that no building in a Limited Office O-2 District shall, in any event, be less than 15 feet from the property line of the lot on which the building is constructed.

B. Off-street parking in Limited Office O-2 ~~and O-3~~ Districts. There shall be a minimum of one off-street parking space per 300 square feet of building. No parking or other paved area shall be located less than 25 feet from any street line, except for ingress and egress.

Sections 230-37 (Light Industrial LI District) through 230-39 (PRE District) remain the same.