

VILLAGE OF ARDSLEY

LOT COVERAGE REGULATIONS

ZONE	LOT SIZE	YARD SET BACKS			YARD SET BACKS			LOT WIDTH	STREET FRONTAGE	BUILDING COVERAGE PRINCIPAL & ACCESSORY
		PRINCIPLE FRONT	BUILDING SIDES	REAR	ACCESSORY FRONT	BUILDING SIDES	REAR			
R-1	40,000	40	30	40	40	30	40	150'	100'	12% ****
R-2	10,000	30	20	30	30	20	20	---	75'	25% ****
R-3	7,500	20	15	20	20	15	15	---	60'	28% ****
R-O	7,500	20	15	20	20	15	15	---	60'	28% ****
B-1	5,000	10	0/6*	0/6*	10	0/6*	0/6*	---	---	65%
B-2	5,000	25	10**	25	25	10**	25	---	---	---
B-3	4 ACRES	50	20**	40	50	20**	40	---	---	20%

MAXIMUM BUILDING HEIGHT

ZONE	PRINCIPAL	ACCESSORY
R-1, R-2, R-3, R-O	30 feet and/or 2 stories***	20 feet and/or 2 stories
B-1 Zone:	30 feet and/or 2 stories	30 feet and/or 2 stories
B-2 Zone	45 feet and/or 3 stories	45 feet and/or 3 stories
B-3 Zone	25 feet and/or 1 story	25 feet and/or 1 story

* No side or rear yard is required, but where provided, the minimum shall be 6 feet.

** Except that a side yard bordering a residence district shall have a width not less than the minimum side yard width required in the adjacent residential district.

*** These measurements are for building with a roof pitch of 5 inches per 1 foot or greater. For building with roof pitches less than 5 inches per 1 foot, the maximum building height is 24 feet and/or 2 stories.

**** See Sections 200-83B & C of the Zoning Code for the Floor Area Ratio and the Gross Land Coverage requirements.