

ZONING

381 Attachment 2

Village of Larchmont Schedule of Dimensional Regulations

DIMENSIONAL REGULATIONS	R30	R20	R15	R12.5	R10	R7.5	R5	MF ⁽¹⁾	RB ⁽²⁾	RC ⁽²⁾	W
Minimum Size of Lot per Family (square feet)											
Minimum Lot Area	30,000	20,000	15,000	12,500	10,000	7,500	5,000	1,500	1,000	1,000	50,000
Minimum Lot Width	120	100	100	90	80	65	50	20	20	20	120
Minimum Yard Dimensions (see Article VII)											
Principal Building											
Front Yard	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	20	10 ⁽³⁾	NA ⁽³⁾	30 ⁽⁵⁾
One Side Yard	12	12	10	10	10	10	6	15	NA ⁽⁴⁾	NA ⁽⁴⁾	12
Both Side Yards	30	30	25	25	25	22	16	30	30	30	30
Side-Front Yards	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	15	NA	NA	30 ⁽⁵⁾
Rear Yard	50	40	30	30	25	25	25	40	15	15	50
Accessory Building ⁽⁶⁾											
Setback from Side Lot Line	5	5	5	5	5	5	5	5	5	5	5
Setback from Rear Lot Line	5	5	5	5	5	5	5	5	5	5	5
Maximum % of Lot to be Occupied											
Principal Building	17.5	20	22.5	22.5	25	25	30	35	80	80	17.5
Accessory Building	5	5	5	5	6	6	8	16	10	10	5
Maximum Height											
Principal Building (stories)	2½	2½	2½	2½	2½	2½	2½	2½	2	2	2½
Principal Building (feet) ⁽⁷⁾	30	30	30	30	30	30	30	30	25	25	30
Accessory Building (stories)	1½	1½	1½	1½	1½	1½	1½	1½	1½	1½	1½
Accessory Building (feet, flat roof) ⁽⁷⁾	10	10	10	10	10	10	10	10	12	12	10
Accessory Building (feet, all other roofs) ⁽⁷⁾	13	13	13	13	13	13	13	13	15	15	13
Minimum Size of Residential Buildings (square feet of first story)											
1-Story Building	2,100	2,100	1,500	1,500	1,500	1,100	1,000	700	NA	NA	2,100
1½-Story Building	1,800	1,800	1,200	1,200	1,200	900	800	700	NA	NA	1,800
2- to 2½-Story Building	1,500	1,500	1,000	1,000	1,000	800	700	700	NA	NA	1,500

- (1) One-family dwellings in the MF District shall comply with the following requirements:

5,000 square feet minimum lot area; 50 feet, lot width; 15 feet, front yard; six feet, one side yard; 14 feet, both side yards; 12 feet, side front yard; 35 feet, rear yard; 35%, principal building coverage; 8%, accessory building coverage; 2½-story – 30 feet, principal building height; 13 feet, sloped roof accessory building height; 10 feet, flat roof accessory building height; minimum building size: 1,000 – 1 story; 800 – 1½ story; 700 – 2 to 2½ story.

- (2) Multifamily structures in the RB District shall comply with the following requirements:

30 feet, both side yards; 15 feet, side-front yard; 40 feet, rear yard; 35%, principal building coverage; 16%, accessory building coverage; 2½ story, 30 feet, principal building height; 13 feet, sloped roof accessory building height; 10 feet, flat roof accessory building height; average livable area: 700 square feet minimum.

- (3) Eight feet in Block 614, Chatsworth Avenue.

LARCHMONT CODE

- (4) Abutting a Residence District: 15 feet on the side abutting the Residence District.
- (5) In any One-Family Residence District where the average of the depths of the front yards of the nearest four lots occupied by dwellings on the same side of the street in the same block is less than thirty (30) feet, the front yard or side-front yard may be reduced up to the average depth.
- (6) Accessory buildings are not permitted in the front yard, side yard, or side-front yard of the principal building, pursuant to § 381-32. If an accessory building is attached to the principal building, then the accessory building shall be required to meet the yard requirements of the principal building.
- (7) Building height shall also be subject to the provisions of § 381-34.