

ZONING

250 Attachment 16

Town of North Salem
Table of Bulk Requirements

[Amended 3-28-1989; 7-13-1993 by L.L. No. 4-1993; 2-24-1998 by L.L. No. 4-1998; 12-12-2000 by L.L. No. 4-2000; 6-26-2007 by L.L. No. 5-2007; 9-23-2008 by L.L. No. 5-2008; 9-11-2012 by L.L. No. 6-2012; 6-23-2015 by L.L. No. 2-2015]

1	2	3	4	5	6	7	8	9	10	11
Use Group	Required Lot Area	Required Lot Width (feet)	Required Front Yard (feet)	Required Side Yard 1 Side/Total (feet)	Required Rear Yard (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Maximum Development Coverage (percent)	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)
a	10 acres	400	100	75/200	100	200	35	10%	5%	0.1
b	4 acres	300	75	75/150	100	150`	35	20%	10%	0.2
c	6 acres	300	100	75/200	100	200	35	20%	10%	0.2
d	10 acres	400	75	75/150	75	200	35	40%	20%	0.3
e	1 acre	150	35	20/50	50	120	35	20%	10%	0.2
f	1/2 acre	100	30	15/40	35	80	35	25%	10%	0.2
g	5 acres	300	75	75/150	100	200	35	40%	20%	0.3
h	1/4 acre	100	30	15/30	30	75	35	25%	10%	0.2
i	10,000 square feet	60	30	15/15	30	50	35	30%	15%	0.3
j	10,000 square feet	75	20	10/20	25	50	35	60%	20%	0.3
k	20,000 square feet	100	30	10/30	30	75	35	40%	20%	0.3
l	40,000 square feet	150	35	20/50	50	120	35	50%	20%	0.30
m	2 acres	200	50	30/75	50	150	35	50%	25%	0.35
n	160,000 square feet	300	75	50/125	75	200	35	30% ²	15% ²	0.30 ²
o	5,000 square feet min.; 160,000 square feet max.	70	10 ¹	10 ¹ /20 ¹	20 ¹	50	35	70%	30%	0.50
p ³	6 acres	100	100 ⁴	75/200 ⁴	100 ⁴	100	NA ³	NA	NA ³	NA
q ⁵	5 acre min.; 50 acre max.	400	75	75/125	75	50	35	40%	20%	0.30
r ⁶	5 acre min.; 50 acre max.	400	50	50/100	50	50	35	40%	20%	0.30
s ⁷	15 acres	400	50	75/125	75	200	35	60%	25	0.30
t ⁸	10 acres	400	75	75/150	50	1,320	35	15% ⁹	5%	0.1

NOTES:

¹ In conjunction with site development plan approval, the Planning Board may modify said requirements for existing detached buildings which are rehabilitated as affordable housing. The Planning Board may also modify the side yard requirements for new attached dwellings which are constructed as affordable housing.

² Said requirements may be increased to no more than the maximum requirements listed below, provided that at least 1/3 of the total number of housing units constructed are affordable housing units in accordance with the provisions of Article XXII. In conjunction with site development plan approval, the Planning Board may also modify the side yard requirement for attached dwellings which are constructed as affordable housing.

(a) Maximum development coverage: 60%.

(b) Maximum building coverage: 25%.

(c) Maximum floor area ratio (FAR): 0.40.

³ Subject to specific conditional use standards in Article XIII, § 250-77.5, including specific requirements for maximum tower height.

⁴ Yard setbacks shall be required in addition to the setback related to tower height; see Article XIII, § 250-77.5.

⁵ Refer to the Table of General Use Requirements and the Table of Uses and Density for the R-MF/6 District. Subject to specific supplemental requirements in Article V, § 250-19.1.

⁶ Refer to the Table of General Use Requirements and the Table of Uses and Density for the R-MF/4 District. Subject to specific supplemental requirements in Article V, § 250-19.1.

⁷ Subject to specific supplemental requirements in Article V, § 250-19.2.

⁸ Subject to specific supplemental requirements in Article XIII, § 250-77.6.

⁹ Subject to allowance for an additional 20% of development coverage per Article XIII, § 250-77.6N.