

# ZONING MAP

## Village of Rye Brook

Westchester County, New York

Adopted December 14, 1999

### RESIDENTIAL DISTRICTS

R-25	One-Family Residential 25,000 Sq. Ft. minimum
R-20	One-Family Residential 20,000 Sq. Ft. minimum
R-15/ R-15A	One-Family Residential 15,000 Sq. Ft. minimum
R-12	One-Family Residential 12,500 Sq. Ft. minimum
R-10	One-Family Residential 10,000 Sq. Ft. minimum
R-7	One-Family Residential 7,500 Sq. Ft. minimum
R-5	One-Family Residential 5,000 Sq. Ft. minimum
R2-F	Two-Family Residential 5,000 Sq. Ft. minimum
RA-1	Restricted Multi-family 10 Acres minimum
P.U.D.	Planned Unit Development 30 Acre minimum

### OFFICE DISTRICTS

OB-1	Campus/Office Building 15 Acre minimum
OB-2	Office Building 5 Acre minimum
OB-3	Office Building 5 Acre minimum
OB-S	Office Building & Business District 3 Acre minimum

### RETAIL BUSINESS DISTRICTS

C1-P	Planned Neighborhood Retail 1 Acre minimum
C1	Neighborhood Retail 13,000 Sq. Ft. minimum
H-1	Hotel 12 Acre minimum

### AIRPORT OVERLAY ZONES

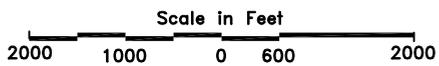
Z-1	Instrument Approach Zones
Z-2	Sight Approach Zones
Z-3	Inner Turning Zones
Z-4	Outer Turning Zones
--- Airport Zoning District Boundary	

—	Zoning District Boundary
.....	Approved Conservation Subdivision
■	Scenic Road Overlay District <small>(Anderson Hill Road, King Street, North Ridge Street, Lincoln Avenue, Washburn Avenue, Brennan Avenue)</small>

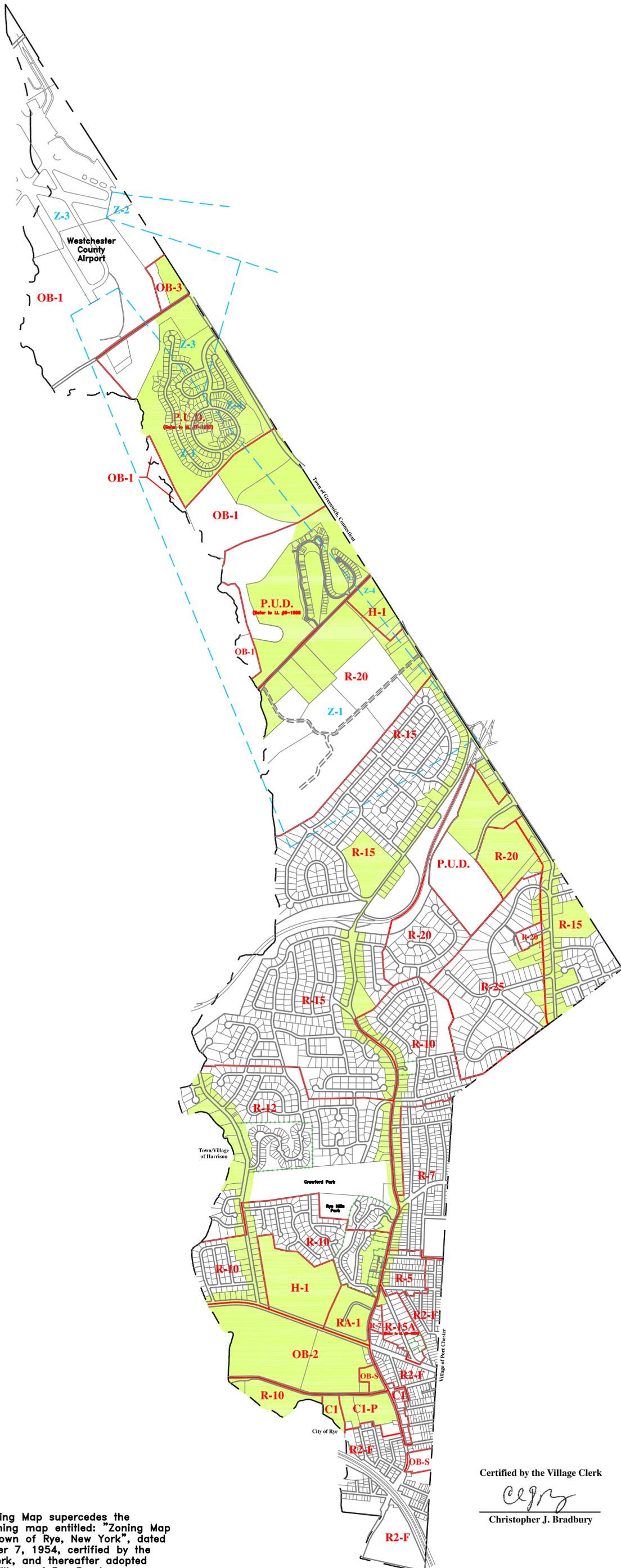
MAP AMENDMENTS		
ADOPTION DATE	LOCAL LAW NUMBER	DESCRIPTION
12/14/99	4-1999	Zoning Map Adoption
8/10/04	13-2004	Addition of Scenic Road Overlay District
9/26/06	16-2006	Addition of R-25 Zoning District
8/12/08	6-2008	Expansion of H-1 Zoning District

Base Map Source: James W. Sewall Company, September 1996  
Base Map Last Revised by F.P. Clark Associates, July 2005

FREDERICK P. CLARK ASSOCIATES, INC.  
Planning/Development/Environment/Transportation



11/18/99



Certified by the Village Clerk

*Christopher J. Bradbury*  
Christopher J. Bradbury

Note:  
This Zoning Map supercedes the prior zoning map entitled: "Zoning Map of the Town of Rye, New York", dated September 7, 1954, certified by the Town Clerk, and thereafter adopted by the Village of Rye Brook.