

A LOCAL LAW to amend Chapter 250,
Zoning, of the Code of the Village of
Rye Brook

BE IT ENACTED by the Board of Trustees of the Village of Rye Brook as follows:

Section 1: Chapter 250, Section 19.1 of the Code of the Village of Rye Brook, entitled “R-25 One-Family Residential District”, is amended to read as follows:

§ 250-19.1. R-25 One-Family Residential District. [Added 9-26-2006 by L.L. No. 15-2006]

A. Permitted principal uses:

- (1) One-family dwellings.
- (2) Elementary and high schools.
- (3) Agricultural uses, subject to the provisions of Article IV, § 250-6E(3), and not including the maintenance of any separate building for the sale of products of any such agricultural uses.

B. Permitted accessory uses:

- (1) Home occupations as defined in § 250-2 and as regulated under § 250-38 of the Code of the Village of Rye Brook.
- (2) Garden house, toolhouse, playhouse or greenhouse, not used for commercial purposes.
- (3) Private garage for one passenger vehicle for each 2,000 square feet of lot area.

C. Uses permitted at discretion of the Board of Trustees, pursuant to the procedure specified in Article IV, § 250-6H(1):

- (1) Stable not used for commercial purposes.
- (2) Public utility buildings (not including material storage yards or buildings), serving the local area only.
- (3) Governmental buildings and uses, libraries and parks and recreation facilities.
- (4) Parish house, rectory and Sunday schools.
- (5) Child day-care centers.

D. Uses permitted at discretion of Board of Trustees pursuant to the procedure specified in Article IV, § 250-6H(1), but only if the building abuts a state highway:

- (1) Churches and other places of worship.
- (2) Religious, charitable and eleemosynary institutions.
- (3) Hospitals, as defined in this chapter.

(4) Membership clubs and similar social uses not operated for profit.

E. Maximum gross floor area of a main building shall be calculated as follows:

$$\text{Maximum Gross Floor Area} = 4,000 + [(\text{Lot Area} - 21,780) * 0.11478421]$$

In calculating gross floor area for one- and two-family homes, any attic space or other space immediately above a garage with a height of seven feet or greater, measured from the finished floor up to the underside of the rafters and the distance between the existing or theoretical five-foot-high knee wall greater than seven feet, shall be counted in the gross floor area calculation.

F. Minimum size of lot.

- (1) Area: 25,000 square feet.
- (2) Horizontal circle diameter: 125 feet.
- (3) Frontage: 90 feet.

G. Minimum front yard dimensions:

- (1) Front: 45 feet unless the actual front yard dimensions of the existing residential main buildings on lots abutting on either side of the proposed main building are greater than 45 feet, in which case the minimum front yard dimension shall be determined as follows:

- (a) ~~When the proposed main building is located on an interior lot, the minimum front yard dimension of the proposed main building shall be the average of the actual front yard dimension of the closest lot with an existing main building located on either side of the proposed structure as illustrated in the interior lot diagram set forth below.~~

Interior Lot:

(1) in the event that the existing main building is set back less than one hundred feet, the minimum front yard dimension of the proposed main building shall be the average of the actual front yard dimension of the closest lot with an existing main building located on each side of the proposed structure as illustrated in the interior lot diagram set forth below, except that the new front yard dimension must be no less than the existing front yard dimension; or

(2) in the event that the existing main building is set back one hundred feet or more, the minimum front yard dimension of the proposed main building shall be the average of the actual front yard dimension of the subject lot and the closest lot with an existing main building located on each side of the proposed structure fronting on the same side of the street.

- (b) ~~When the proposed main building is located on a corner lot,~~

Corner Lot:

(1) in the event that the existing main building is set back less than one hundred feet, the minimum front yard dimension for each street frontage of the proposed main building shall be separately calculated to be the average of the actual front yard dimensions of the two closest lots with existing main buildings fronting on

the same side of the street or rotary as the proposed structure as illustrated in the corner lot diagram set forth below, except that the new front yard dimension must be no smaller than the existing front yard dimension; or
(2) in the event that the existing main building is set back one hundred feet or more, the minimum front yard dimension for each street frontage of the proposed main building shall be separately calculated to be the average of the actual front yard dimensions of the subject lot together with the two closest lots with existing main buildings fronting on the same side of the street or rotary.

- (2) Side:
 - (a) Least one: 15 feet.
 - (b) Total of two: 40 feet.
- (3) Rear: 40 feet.
- H. Maximum height of building:
 - (1) In stories: two.
 - (2) In feet: 30.
- I. Height/setback ratio:
 - (1) Front: 0.48.
 - (2) Side: 1.30.
- J. Minimum usable open space on lot as required by Article IV, § 250-6B(3): 1,200 square feet for each dwelling unit.
- K. Mandatory off-street loading space as defined in Article II: none.
- L. Minimum floor area of dwellings (see Article IV, § 250-6D): 1,500 square feet.
- M. Other provisions and requirements:
 - (1) For parking space requirements, see Article IV, § 250-6G(1).

Section 2: This local law shall take effect immediately upon filing with the Office of the Secretary of State.