



Zoning Code Table of Regulations – Table A: Residence Districts

Area, Yard, Height and Miscellaneous Regulations

1051 Boston Post Road

Rye, New York 10580

<http://www.ryeny.gov/>

District Colors correspond to those on DRAFT Rye City Zoning Map	District Name	Min. Lot Area (Sq. Ft.)	Floor Area Ratio See Section 197-43.1	Min. Lot Width See Section 197-36 (feet)	Minimum Yard Dimensions				Specified Distance As required in Column 2 of Table of Use Regulations (feet)	Maximum Height		One-Story Accessory Structures	
					Front [Note A10] (feet)	One Side [Note A10] [Note A13] (feet)	Total of Two Sides (feet)	Rear [Note A10] (feet)		Stories	Feet	Max. Cover- age of Rear Yard (%)	Min. Distance to Side Line (feet)
R-1	One-Family Residence	43,560	0.15	150	35	20	50	60	100	2½	32	20	20
R-2	One-Family Residence	21,780	0.20	115	35	15	40	50	80	2½	32	20	15
R-3	One-Family Residence	14,520 [Note A1]	0.25	100	30	12	30	40	70	2½	28	35	10
R-4	One-Family Residence	10,000 [Note A1]	0.30	85	30	10	25	30	60	2½	28	25	10
R-5	One-Family Residence	7,500 [Note A1]	0.35	75	30	8	20	30	50	2½	28	30	5
R-6	One-Family Residence	6,000 [Note A1]	0.40	60	25	8	20	25	40	2½	28	30	5
RS	School and Church	14,520	0.40	100	30/50 [Note A11]	12	30/40 [Note A18]	40	0	2½	35/28 [Note A32]	25/10 [Note A28]	10/12 [Note A29]
RT	Two-Family Residence	[Note A2]	0.45	50/60 [Note A7]	25	8	20	30	40	2½	28	30	5
RA-1	Garden Apartment	[Note A3]	0.40	50/60/100 [Note A8]	25/70 [Note A12]	8/50 [Note A14]	20/100 [Note A19]	30/50 [Note A23]	40	2½	35	30	5/10 [Note A30]
RA-2	Apartment	[Note A4]	0.45	50/60/100 [Note A8]	25	8/20 [Note A15]	20/50 [Note A20]	30/40 [Note A24]	30	2½	35	30	5/10 [Note A30]
RA-3	Apartment	[Note A5]	0.50	50/60/80 [Note A9]	25	8/20 [Note A15]	20/40 [Note A21]	30/40 [Note A24]	20	2½	35/40 [Note A27]	35	5/10 [Note A30]
RA-4	Apartment	[Note A5]	0.50	50/60/80 [Note A9]	25	8/20 [Note A16]	20/40 [Note A22]	30/40 [Note A25]	0	2½	35 [Note A26]	35	5/10 [Note A30]
RA-5	Senior Citizens Apartment	43,560	1.00	80	25	30 [Note A17]			0	4	50	35	10
RFWP	Residential Floodplain & Wetlands Preservation	435,600 [Note A6]	[Note A6]	250	85	[Note 6]			0	2½	35	0	0

NOTE: This table should only be used for reference purposes. The official table of regulations is included in the Rye City Code and shall govern in the event of any discrepancy with the information contained herein. Copies of the complete Zoning Code are available at City Hall from the City Clerk or online at <http://www.ryeny.gov/>.



Zoning Code Table of Regulations – Notes to Table A

Area, Yard, Height and Miscellaneous Regulations

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- A1. Lots located within areas of special flood hazard require a minimum lot area of 21,780 square feet or ½ acre. These requirements shall not apply to existing or future lots, provided that the lot is not substantially located in an area of special flood hazard, or to any lot in a subdivision which received tentative approval of a preliminary layout, pursuant to Chapter 170 of this Code, prior to February 17, 1988, that conforms to the requirements for a lot not located in an area of special flood hazard. For the purpose of this exemption, an existing or proposed lot having ninety percent (90%) or more of its area located outside an area of special flood hazard shall not be considered to be substantially located in an area of special flood hazard. See Section [197-37.1](#) for additional exemptions.
- A2. Single-Family Dwelling: 5,000 square feet; Two-Family Dwelling: 3,000 Square Feet Per Dwelling.
- A3. Single-Family Dwelling: 5,000 square feet; Two-Family Dwelling: 5,000 Square Feet Per Dwelling; Apartment House: 5,000 Square Feet Per Dwelling (see also Section [197-68](#) for useable open space requirement.
- A4. Single-Family Dwelling: 5,000 square feet; Two-Family Dwelling: 3,500 Square Feet Per Dwelling; Apartment House: 3,500 Square Feet Per Dwelling (see also Section [197-68](#) for useable open space requirement.
- A5. Single-Family Dwelling: 5,000 square feet; Two-Family Dwelling: 3,000 Square Feet Per Dwelling; Apartment House: 2,500 Square Feet Per Dwelling (see also Section [197-68](#) for useable open space requirement.
- A6. See Section [197-13.1](#) for requirements and additional comments.
- A7. Single-Family Dwelling: 50 feet; Two-Family Dwelling: 60 feet.
- A8. Single-Family Dwelling: 50 feet; Two-Family Dwelling: 60 feet; Apartment House: 100 feet.
- A9. Single-Family Dwelling: 50 feet; Two-Family Dwelling: 60 feet; Apartment House: 80 feet.
- A10. Wherever a required yard abuts a street less than fifty (50) feet in width, the minimum yard dimension(s) shall be measured from a line of twenty-five (25) feet from and parallel to the centerline of said street. No building shall be nearer than one hundred (100) feet to the centerline of Post Road between Mamaroneck Town Line and Central Avenue.
- A11. Single-Family Dwelling: 30 feet; Other Permitted Use: 50 feet.
- A12. Single-Family Dwelling: 25 feet; Two-Family Dwelling: 25 feet; Apartment House: 70 feet.
- A13. For corner lots. Corner side yards at least one-fifth (1/5th) of the lot width at the location of the building, but need not be more than front yard minimum, except as provided in [Section 197-62](#). Permitted nonresidential main uses shall have minimum side yard one and one-half (1½) times the width specified for a single-family dwelling (see Section [197-52](#)).
- A14. Single-Family Dwelling: 8 feet; Two-Family Dwelling: 8 feet; Apartment House: 50 feet.
- A15. Single-Family Dwelling: 8 feet; Two-Family Dwelling: 8 feet; Apartment House: 20 feet.
- A16. Single-Family Dwelling: 8 feet; Two-Family Dwelling: 8 feet; Apartment House: 20 feet – Twenty-five (25) feet for any side yard containing a driveway serving more than six (6) parking spaces. For a one-, two- or three-family structure existing on the effective date of this chapter (August 9, 1956) and proposed for conversion for up to four (4) families, the Board of Appeals may reduce side yard requirement to eight (8) feet. For side yard requirements for other apartments, see Section [197-54](#). For spacing between buildings on the same lot see Section [197-70](#). For the rear and side yards of apartment houses adjoining the right-of-way of a railroad, a parkway or a limited access highway see Section [197-64](#).
- A17. See Section [197-54](#).
- A18. Single-Family Dwelling: 30 feet; Other Permitted Uses: 40 feet.
- A19. Single-Family Dwelling: 20 feet; Two-Family Dwelling: 20 feet; Apartment House: 100 feet.
- A20. Single-Family Dwelling: 20 feet; Two-Family Dwelling: 20 feet; Apartment House: 50 feet.
- A21. Single-Family Dwelling: 20 feet; Two-Family Dwelling: 20 feet; Apartment House: 40 feet.

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- A22. Single-Family Dwelling: 20 feet; Two-Family Dwelling: 20 feet; Apartment House: 40 feet – Twenty-five (25) feet for any side yard containing a driveway serving more than six (6) parking spaces. For a one-, two- or three-family structure existing on the effective date of this chapter (August 9, 1956) and proposed for conversion for up to four (4) families, the Board of Appeals may reduce side yard requirement to eight (8) feet. For side yard requirements for other apartments, see Section [197-54](#). For spacing between buildings on the same lot see Section [197-70](#). For the rear and side yards of apartment houses adjoining the right-of-way of a railroad, a parkway or a limited access highway see Section [197-64](#).
- A23. Single-Family Dwelling: 30 feet; Two-Family Dwelling: 30 feet; Apartment House: 50 feet.
- A24. Single-Family Dwelling: 30 feet; Two-Family Dwelling: 30 feet; Apartment House: 40 feet.
- A25. Single-Family Dwelling: 30 feet; Two-Family Dwelling: 30 feet; Apartment House: 40 feet – Twenty-five (25) feet for any side yard containing a driveway serving more than six (6) parking spaces. For a one-, two- or three-family structure existing on the effective date of this chapter (August 9, 1956) and proposed for conversion for up to four (4) families, the Board of Appeals may reduce side yard requirement to eight (8) feet. For side yard requirements for other apartments, see Section [197-54](#). For spacing between buildings on the same lot see Section [197-70](#). For the rear and side yards of apartment houses adjoining the right-of-way of a railroad, a parkway or a limited access highway see Section [197-64](#).
- A26. For buildings in variable height apartment groups (a use permitted in RA-4 Districts subject to additional standards and requirements) see Section [197-13](#).
- A27. Single-Family Dwelling: 35 feet; Two-Family Dwelling: 35 feet; Apartment House: 40 feet.
- A28. Single-Family Dwelling: 25%; Other Permitted Uses: 10%
- A29. Single-Family Dwelling: 10 feet; Other Permitted Uses: 12 feet.
- A30. Single-Family Dwelling: 5 feet; Two-Family Dwelling: 5 feet; Apartment House: 10 feet.
- A31. Equivalent to one (1) family in computing minimum lot sizes: **[1]** Hotels and lodging houses, each two (2) guest sleeping rooms; **[2]** Hospitals and similar institutions, each two (2) guest sleeping rooms; **[3]** Medical offices, each two (2) doctors plus three (3) other employees; **[4]** Other nonresidential main uses not specifically provided for in this Table of Regulations or elsewhere in this chapter, each one-thousand five-hundred (1,500) square feet of floor space.
- A32. Single-Family Dwelling: 28 feet; Other Permitted Uses: 35 feet.

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