

**APPENDIX F**  
**Zoning Summary**



## MULTIPLE FAMILY DWELLING RESIDENTIAL DISTRICT

Use Type	Min.	Min.	Min.	Min.	Min.	Min.	Max.	
	Lot Area (ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Side Yard Each (ft)	Rear Yard (ft)	Building Height Stories (ft)	
One-family detached	P 7,500	75	100	15	10	20	2.5	35
One-family attached (duplex, townhome)	P 2,500**	25	100	10	0/10*	20	2.5	35
Two-family dwelling	P 5,000	50	100	15	10	20	2.5	35
Three-family dwelling	P 5,000	50	100	10	0/10*	20	3	40
Garden apartments	P 1 ac.	150	100	25	25	25	2.5	35
Planned residential development	SP 1 ac.	150	100	25	25	25	2.5	35
Church and similar place of worship	P 7,500	75	100	30	30	30	2.5	35
School of general instruction	P 15,000	100	150	30	30	30	3	35
Public park, playground	P							
Hospital, rest home, adult assisted living	SP 80,000	200	200	50	25	50	3	40
Philanthropic, eleemosynary institution, similar uses	P 20,000	100	100	25	25	25	3	40
Customary home occupation and professional office acc. to a one-family dwelling	SP;A 7,500	50	100	25	5	20	2.5	35
Community parking area	SP 7,500	50	100	25	5	20	2.5	35
Hair salon acc. to one or two-family dwelling	SP;A 5,000	50	100	15	10	20	2.5	35
Off-street parking	A							
Swimming pool acc. to residential use	A							
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use and do not include any activity commonly conducted as a business.	A							

P = Permitted Use

A = Accessory

SP = Special Permit Use

X = Prohibited

\* - Where dwelling shares common wall, no side yard is required.

\*\* - Minimum lot area is per unit.

**R-4  
CIVIC CENTER  
RESIDENTIAL DISTRICT**

Use Type	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height Stories	Max. Building Height (ft)
<b>R-4 Civic Center &amp; Residential District</b>								
One-family detached	P 7,500	75	100	15	10	20	2.5	35
One-family attached (duplex, townhome)	P 2,500**	25	100	10	0/10*	20	2.5	35
Two-family dwelling	P 5,000	50	100	15	10	20	2.5	35
Three-family dwelling	P 5,000	50	100	10	0/10	20	3	40
Church and similar place of worship	P 7,500	75	100	30	30	30	2.5	35
School of general instruction	P 15,000	100	150	30	30	30	3	35
Public park, playground	P							
Hospital, rest home	P 80,000	200	200	50	25	50	3	40
Philanthropic, eleemosynary institutions, similar uses.	P 20,000	100	100	25	25	25	3	40
Professional office	P 7,500	75	100	15	15	25	3	40
Governmental office	P 7,500	75	100	15	15	25	3	40
Library, museum, art and antique gallery	P 10,000	75	100	15	15	20	2.5	35
Daycare center, nursery school	SP 7,500	75	100	15	10	20	2.5	35
Bed and breakfast	SP 15,000	100	100	15	25	25	2.5	35
Customary home occupation and professional office acc. to a one-family dwelling	SP;A 7,500	50	100	25	5	20	2.5	35
Community parking area	SP 7,500	50	100	25	5	20	2.5	35
Beauty parlor acc. to one or two-family dwelling	SP;A 7,500	50	100	25	5	20	2.5	35
Off-street parking	A							
Swimming pool acc. to residential use	A							
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use and do not include any activity commonly conducted as a business.	A							

\* - Where dwelling shares common wall, no side yard is required.

\*\* - Minimum lot area is per unit.

P = Permitted Use

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SP = Special Permit Use

X = Prohibited

**HIGH DENSITY MULTIPLE DWELLING  
RESIDENTIAL DISTRICT**

Use Type	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Building Height	
							Min. (ft)	Max. (ft)
Apartment house	SP 80,000	200	200	35	35	35	6	60
Rest home, adult assisted living	SP 80,000	200	200	35	35	35	6	60
Off-street parking	A							
Indoor and outdoor recreation facilities	A							
Neighborhood retail; ground floor only	SP;A							
Personal service uses; ground floor only	SP;A							
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use and do not include any activity commonly conducted as a business.	A							

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X = Prohibited

NEIGHBORHOOD RETAIL RESIDENTIAL DISTRICT

Use Type	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height Stories	Max. Building Height (ft)
<b>C-1</b>								
<b>Neighborhood Retail &amp; Residential District</b>								
One-family detached	P 7,500	75	100	15	10	20	2.5	35
One-family attached (duplex, townhome)	P 2,500**	25	100	10	0/10*	20	2.5	35
Two-family dwelling	P 5,000	50	100	15	10	20	2.5	35
Three-family dwelling (multiplex)	P 5,000	50	100	10	0/10	20	3	40
Church and similar place of worship	P 7,500	75		30	30	30	2.5	35
School of general instruction	P 15,000	100	150	30	30	30	3	35
Public park, playground	P							
Professional and business office	P 5,000	50	100	15	10	20	2.5	35
Personal service	P 5,000	50	100	15	10	20	2.5	35
Neighborhood retail	P 5,000	50	100	15	10	20	2.5	35
Deli, convenience store	P 5,000	50	100	15	10	20	2.5	35
Mixed residential/commercial use	P 2,500	25	100	10	0/5*	20	2.5	35
Daycare center, nursery school	SP 7,500	75	100	15	10	20	2.5	35
Community parking area	SP 7,500	50	100	25	5	20	2.5	35
Customary home occupation and professional office acc. to one-family dwelling	SP;A 7,500	75		25	5	20	2.5	35
Off-street parking	A							
Swimming pool acc. to one-family det. dwelling	A							
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use.	A							

\* - Where dwelling shares common wall, no side yard is required.

\*\* - Minimum lot area is per unit.

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A = Accessory

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X = Prohibited



PLANNED COMMERCIAL DISTRICT

Use Type	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height Stories	Max. Building Height (ft)
Shopping center	SP 20,000	100	150	10	15	20	2.5	35
Public park, playground	P							
Community parking area	P 5,000	50	100	5	5	10	3.5	40
Office	P 10,000	75	100	5	5	10	3.5	40
Personal service	P 10,000	75	100	5	5	10	3.5	40
Retail store	P 10,000	75	100	5	5	10	3.5	40
Liquor store	P 10,000	75	100	5	5	10	3.5	40
Grocery store	P 20,000	100	150	5	5	20	3.5	40
Bank	P 10,000	75	100	5	5	10	3.5	40
Restaurant	P 5,000	50	100	5	5	10	3.5	40
Fast food restaurant, w/ or w/o drive-through	P 5,000	50	100	0/5*	0/5**	10	3.5	40
Retail sale of automotive and truck tires	P 5,000	50	100	5	5	10	3.5	40
Telephone exchange	P 5,000	50	100	5	5	10	3.5	40
Drycleaning, provided cleaning agents are inflammable.	P 5,000	50	100	5	5	10	3.5	40
Laundry, hand or self-service	P 5,000	50	100	5	5	10	3.5	40
Technical and business school	P 10,000	100	100	5	5	10	3.5	40
Theater	SP 10,000	75	100	5	5	10	3.5	40
Funeral parlor	SP 10,000	75	100	5	5	10	3.5	40
Off-street parking	A							
Other customary accessory uses and buildings provided that such use is clearly incidental to the principal use.	A							

\* - Where dwelling shares common wall, no side yard is required.

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**TC-1  
TOURIST COMMERCIAL DISTRICT**

Use Type	Min.	Min.	Min.	Min.	Min.	Min.	Max.	
	Lot Area (ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Side Yard Each (ft)	Rear Yard (ft)	Building Height Stories (ft)	
<b>TC-1 Tourist Commercial District</b>								
One-family detached dwelling	P 7,500	50	100	15	10	20	2.5	35
One-family attached (duplex, townhome)	P 2,500**	25	100	15	0/10*	20	3	45
Two-family dwelling	P 5,000	50	100	15	10	20	2.5	35
Mixed use: residential on upper floors only***	P 2,500	25	100	15	0/5*	20	3	45
Professional and business office	P 2,500	25	100	15	0/5*	20	3	45
Governmental office	P 2,500	25	100	15	0/5*	20	3	45
Tourist-related retail use	P 2,500	25	100	15	0/5*	20	3	45
Church and similar place of worship	P 7,500	75	100	15	15	20	3	45
Places of assembly	SP 2,500	25	100	15	0/5*	20	3	45
Craft shop	SP 2,500	25	100	15	0/5*	20	3	45
Restaurant; bar	SP 2,500	25	100	15	0/5*	20	3	45
Fast food restaurant, without drive-through facility	SP 2,500	25	100	15	0/5*	20	3	45
Launderette	SP 2,500	25	100	15	0/5*	20	3	45
Conference center	SP 10,000	100	100	25	15	25	3	45
Hotel	SP 10,000	100	100	25	15	25	3	45
Swimming pools acc. to one-family det.	A							
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use.	A							
Gasoline & filling station, repair garage, automobile and truck sales area and use, car wash	X							
Adult use	X							
Amusement center	X							
Drycleaning	X							
Package liquor store	X							
Funeral parlor	X							
Theater	X							
Billiard or pool hall, bowling alley	X							

In the TC-1 District, residential uses are not permitted east of Washington Place and Colden Street.

\* - Where existing building shares common wall, no side yard is required. All other buildings require 5 foot side yard.

\*\* - Minimum lot area is per unit.

\*\*\* - One dwelling unit is permitted for each 1,000 square feet of gross floor area per upper story floor.

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**HEAVY COMMERCIAL/LIGHT INDUSTRIAL DISTRICT**

Use Type	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height (ft)
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**I-1  
Heavy Commercial/Light Industrial District**

Light industry	P	20,000	100	150	20	15	25	3	40
Machine shop, steel fabricating	P	15,000	100	100	20	15	10	3	40
Distribution facility	P	20,000	100	150	20	15	25	3	40
Wholesale business	P	15,000	100	100	20	15	10	3	40
Storage building; warehouse	P	15,000	100	100	20	15	10	3	40
Repair garage, filling station	P	10,000	75	100	15	15	10	2	30
Automotive repair, painting, rebuilding, or reconditioning	P	15,000	100	100	15	15	15	2	30
Tire retreading or recapping	P	15,000	100	100	15	15	15	2	30
Automotive sales area or establishment	P	15,000	100	100	20	15	10	2	30
Veterinary, animal hospital, kennel	SP	15,000	100	100	20	15	15	2	30
Laundry and general cleaning	P	5,000	50	100	5	5	10	2	30
Contractor storage yard, excpt. concrete mixing	P	15,000	100	100	20	15	15	2	30
Retail sales of contractor equipment	P	15,000	100	100	20	15	10	2	30
Freight, truck yard or terminal	P	20,000	100	150	20	15	25	2	30
Fuel yard, including the storage of petroleum products less than 10,000 gallons	P	20,000	100	150	20	15	25	2	30
Welding or sheet metal shop	P	15,000	100	100	20	15	10	2	30
Small boat building, storage and sales	P	15,000	100	100	20	15	10	2	30
Stone monument works (employing less than five persons)	P	10,000	75	100	15	15	10	2	30
Adult uses	SP								
Off-street parking	A								
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use.									

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X = Prohibited

**WAREHOUSE/LIGHT INDUSTRIAL/DISTRIBUTION DISTRICT**

Use	Min.	Min.	Min.	Min.	Min.	Min.	Max.		
	Lot Area (ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Side Yard Each (ft)	Rear Yard (ft)	Building Height Stories	Building Height (ft)	
<b>I-2 Warehouse/Light Industrial/Distribution District</b>									
Light industry	P 15,000	100	100	20	15	10	3	40	
Machine shop, steel fabricating	P 15,000	100	100	20	15	10	3	45	
Distribution facility	P 20,000	100	150	20	15	25	3	40	
Wholesale business	P 15,000	100	100	20	15	10	3	40	
Storage building, warehouse	P 15,000	100	100	20	15	10	3	40	
Contractor storage yard, excpt. concrete mixing	P 15,000	100	100	20	15	15	2	30	
Retail sales of contractor equipment	P 15,000	100	100	20	15	10	2	30	
Freight, truck yard or terminal	P 20,000	100	150	20	15	25	2	30	
Off-street parking	A								
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use.	A								

P = Permitted Use  
 SP = Special Permit Use

A = Accessory  
 X = Prohibited

**PO-1**  
**OFFICE AND MEDICAL TECHNOLOGY DISTRICT**

**PO-2**  
**OFFICE AND DISTRIBUTION DISTRICT**

Use	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height (ft)	Max. Building Height (Stories)
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**PO-1**  
**Office and Medical Technology**

Professional and business office	P	40,000	100	100	25	15	25	2.5	40
Medical technology service	P	40,000	100	100	25	15	25	2.5	40
Daycare center acc. to professional office	SP;A								
Off-street parking	A								
Other customary accessory uses and buildings provided that such use is clearly incidental to the principal use.	A								

**PO-2**  
**Office and Distribution District**

Professional and business office	P	40,000	100	100	25	15	25	2.5	40
Medical technology service	P	40,000	100	100	25	15	25	2.5	40
Warehouse	P	40,000	100	100	25	15	25	2.5	40
Distribution facility	P	40,000	100	100	25	15	25	2.5	40
Bank	P	10,000	75	100	25	15	20	2.5	35
Restaurant	SP	10,000	75	100	25	15	20	2.5	35
Off-street parking	A								
Other customary accessory uses and buildings provided that such use is clearly incidental to the principal use.	A								

P = Permitted Use  
SP = Special Permit Use

A = Accessory  
X = Prohibited

**WATERFRONT MIXED USE DISTRICT**

	Use Type - 1	Use Type - 2	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height Stories	Max. Building Height (ft)
Yacht club, marina	P	P	10,000	75	100	15	15	20	2.5	35
Boat dock, slip, pier and wharves for yachts and pleasure boats	P	P	5,000	50	100	15	15	10	2.5	35
Boat building, storage, repair, sales, and services inc. offices, dockside equipment, and incidental accessory uses	P	P	10,000	75	100	15	15	20	2.5	35
Boat and marine engine sales and display, yacht broker and marine insurance broker	P	P	10,000	75	100	15	15	20	2.5	35
Boat rental	P	P	10,000	75	100	15	15	20	2.5	35
Boating, fishing, diving, and bathing supplies and equipment sales and rentals	P	P	5,000	50	100	15	15	10	2.5	35
Sail loft or ship's chandlery	P	P	10,000	75	100	15	15	20	2.5	35
Parks, aquariums, museums and libraries	P	P	10,000	75	100	15	15	20	2.5	35
Waterborne transportation terminals and passage ticket sales, providing parking lots for these uses shall not be located on any sites with river frontage.	P	P	10,000	75	100	15	15	20	2.5	35
Retail uses, no single store shall exceed 8,000 square feet.	SP	P	10,000	75	100	15	15	20	2.5	35
Restaurant	SP	P	10,000	75	100	15	15	20	2.5	35
Art and antique gallery	SP	P	10,000	75	100	15	15	20	2.5	35
Professional and business offices	SP	P	10,000	75	100	15	15	20	2.5	35
Adaptive reuse of existing building for residential use	SP	SP	40,000	100	100	25	25	20	3	40
Single family attached and multifamily dwellings	SP	SP	40,000	100	100	25	25	20	3	40
Fully enclosed storage	A	A								
Outdoor storage of operable boats	A	A								
Off-street parking	A	A								
Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use.	A	A								

Use Type - 1 = Applies to lots having Hudson River frontage

Use Type - 2 = Applies to lots not having Hudson River frontage

P = Permitted Use

A = Accessory

SP = Special Permit Use

X = Prohibited

Refer also to Section 300-20 for additional standards.

**WATERFRONT INDUSTRIAL DISTRICT**

Use Type	Min. Lot Area (ft)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard Each (ft)	Min. Rear Yard (ft)	Max. Building Height (ft)	Stories	
<b>W-2</b>									
<b>Waterfront Industrial District</b>									
Boat building, storage, repair, sales, and services inc. offices, dockside equipment, and incidental accessory uses	P	7,500	50	100	25	10	20	2.5	35
Boat and marine engine sales and display, yacht broker and marine insurance broker	P	7,500	50	100	25	10	20	2.5	35
Boat rental	P	7,500	50	100	25	10	20	2.5	35
Boating, fishing, diving, and bathing supplies and equipment sales and rentals	P	7,500	50	100	25	10	20	2.5	35
Sail loft or ship's chandlery	P	7,500	50	100	25	10	20	2.5	35
Parks	P								
Municipal services	P								
Wholesale or retail trade of fish, provided that no processing occurs on-site.	SP	10,000	75	100	25	15	20	2.5	35
Water-dependent research, design and development laboratories	SP	10,000	75	100	25	15	20	2.5	35
Water dependent industrial use	SP	40,000	100	200	50	25	25	2.5	35
Passenger terminals	SP	10,000	75	100	15	15	20	2.5	35

- Outdoor storage of operable boats A
- Off-street parking facilities A
- Other customary accessory uses and buildings, provided that such use is clearly incidental to the principal use. A

P = Permitted Use                      A = Accessory  
 SP = Special Permit Use              X = Prohibited