

TABLE OF ZONING DATA					
ZONING DISTRICT: MDR-2 TAX DESIGNATION: SECTION 3.80 BLOCK: 40, LOT 32					
	REQUIRED	EXISTING	PROPOSED - SCHEME A	PROPOSED - SCHEME B	PROPOSED - SCHEME C
LOT AREA	5,000 SF	8,675.4 SF	8,675.4 SF	7,499 SF - REDUCED LOT SIZE	8,675.4 SF
NUMBER OF DWELLING UNITS	N/A	2-FAMILY RESIDENTIAL	6 RESIDENTIAL	5 RESIDENTIAL	5 RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	800 SF PER UNIT	-	1,262- 1,265 SF PER UNIT	1,334- 1,700 SF PER UNIT	1,334- 1,700 SF PER UNIT
MAXIMUM BUILDING COVERAGE ***	40% OR 32.8% (x .82) IF LOT 7,500-9,999 SF***	16% (1,472 SF)	32.8% (2,845 SF)	40% (3,000 SF)	34% (3,000 SF)
MAXIMUM IMPERVIOUS COVERAGE ***	60%***	28% (2,445 SF)	60% (4,842 SF +363 SF IMPERVIOUS PAVERS =5,205)	52% (3,920 SF)	60% (5,096 SF + 109 SF IMPERVIOUS PAVERS = 5,205 SF)
MINIMUM LOT WIDTH FRONTAGE	50 FT	76.67 FT	76.67 FT	76.67 FT	76.67 FT
MAXIMUM BUILDING HEIGHT ***	3 STORIES / 37 FT (CURB - TOP OF FLAT ROOF)	2 STORIES / 21 FT	3 STORIES / 37 FT TOP OF BLDG.	3 STORIES / 41.5 FT TOP OF BLDG. 30.5 FT TOP OF 2ND FL.	3 STORIES / 41.5 FT TOP OF BLDG. 30.5 FT TOP OF 2ND FL.
FRONT YARD SETBACK	20 FT	5.6 FT	24.8 FT TO BLDG., 20.0 FT TO DECK	12.0 FT TO BLDG., 7.0 FT TO DECK	12.0 FT TO BLDG., 7.0 FT TO DECK
REAR YARD SETBACK	25 FT	76.25 FT	25 FT	25 FT	44.8 FT
SIDE ONE	10 FT	8.1 FT	10 FT	10 FT	10 FT
SIDE TWO	10 FT	30.85 FT	10 FT	10 FT	10 FT
TOTAL OF TWO SIDES	20 FT	38.95 FT	20 FT	20 FT	20 FT
PARKING REQUIREMENT	(9) FOR 6 UNITS / (8) FOR 5 UNITS	(3) ON-STREET FOR 2-FAMILY RES.	(6) IN GARAGE / (3) ON-STREET = 9 TOTAL PARKING SPACES	(6) IN GARAGE / (3) ON-STREET = 9 TOTAL PARKING SPACES	(6) IN GARAGE / (3) ON-STREET = 9 TOTAL PARKING SPACES
	<u>PARKING CALCULATION - RESIDENTIAL:</u> 1 SPACE PER DWELLING UNIT + $\frac{1}{4}$ PER BEDROOM		<u>PARKING CALCULATION</u> (6) 2-BEDROOM X 1.5 = 9 PARKING SPACES REQUIRED	<u>PARKING CALCULATION</u> (4) 2-BEDROOM X 1.5 = 6 (1) 3-BEDROOM X 1.75 = 1.75 8 PARKING SPACES REQUIRED	<u>PARKING CALCULATION</u> (4) 2-BEDROOM X 1.5 = 6 (1) 3-BEDROOM X 1.75 = 1.75 8 PARKING SPACES REQUIRED
*** REVISIONS TO ZONING CODE CURRENTLY BEING CONSIDERED BY VILLAGE OF DOBBS FERRY					

RESIDENTIAL BUILDING AT

156 PALISADE STREET

DOBBS FERRY, NY 10522

Date

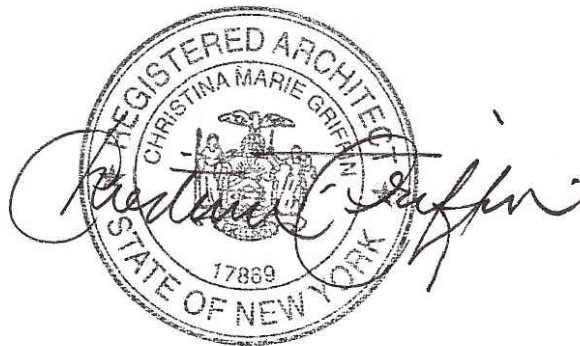
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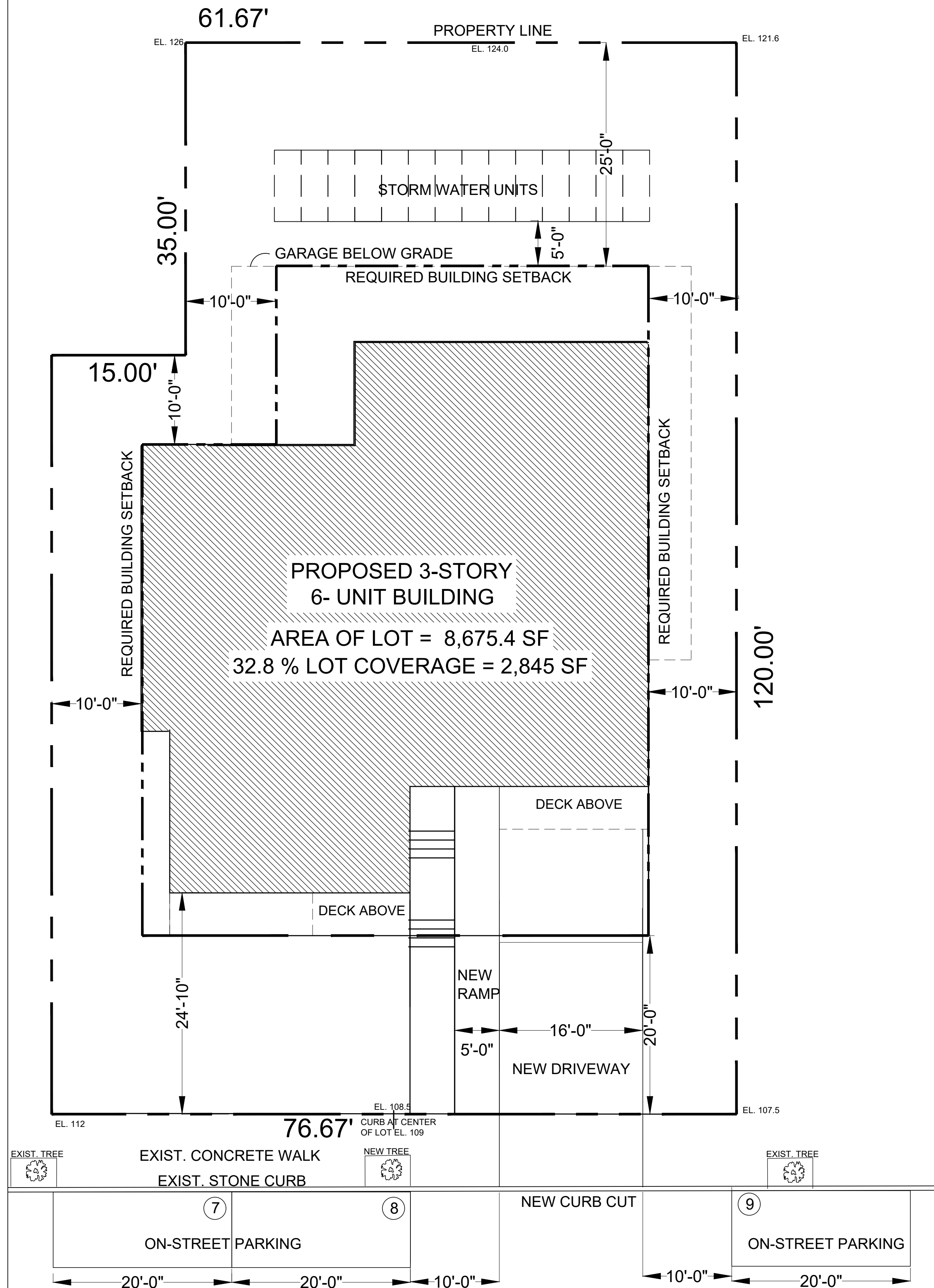
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ZONING DATA

Scale:

AS SHOWN

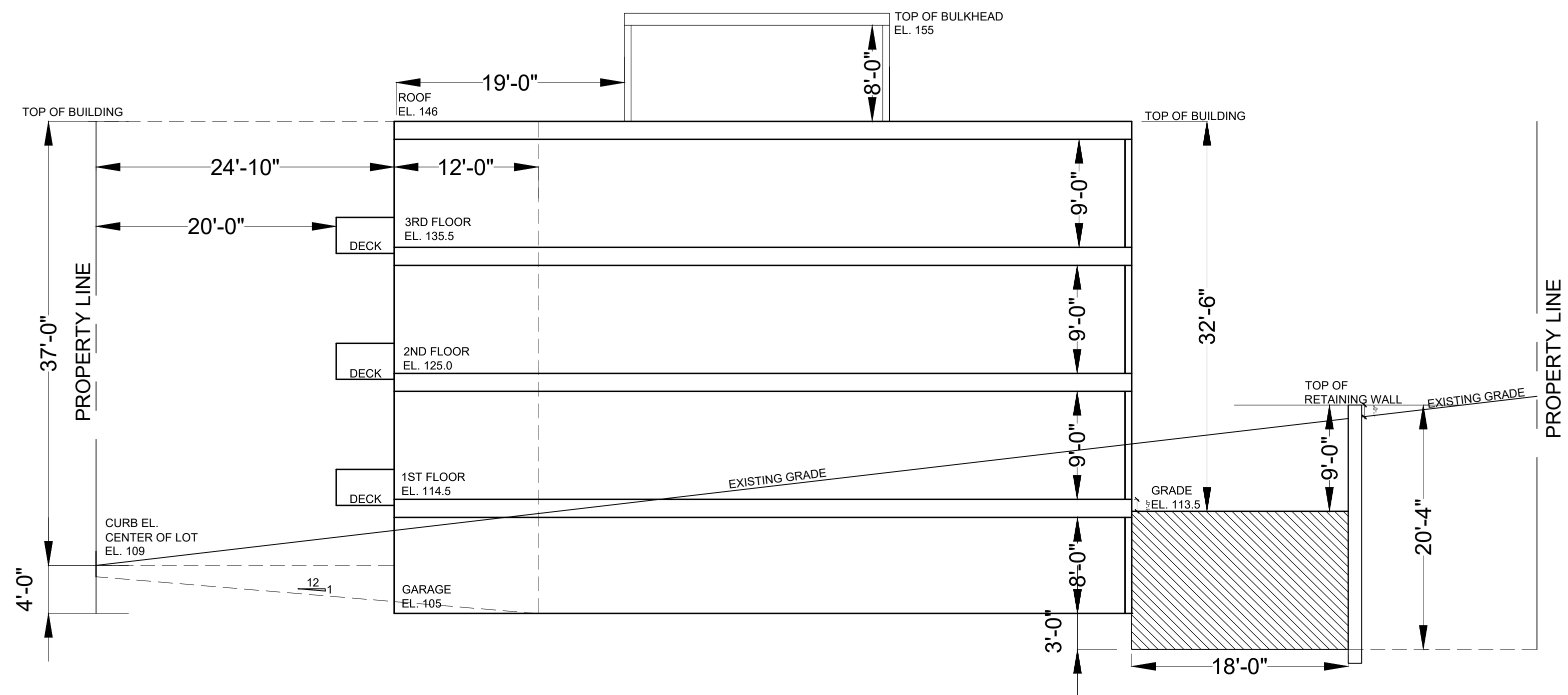




PALISADE STREET

SCHEME A - AS-OF-RIGHT
SITE PLAN

SCALE: 1/8" = 1'-0"



SCHEME A - AS-OF-RIGHT
BUILDING SECTION

SCALE: 1/8" = 1'-0"

SCHEME A - LOT COVERAGE :

AREA OF LOT = 8,675.4 SF

32.8% x 8,675.4 SF = 2,845.53 SF

SCHEME A - FRONT YD. SETBACK:

24.8 FT TO BUILDING, 20.0 FT TO DECK

SCHEME A - BUILDING HEIGHT:

37.0 FT

SCHEME A - PARKING:

(6) 2-BEDROOM UNITS X 1.5 = 9

9 TOTAL PARKING SPACES REQUIRED

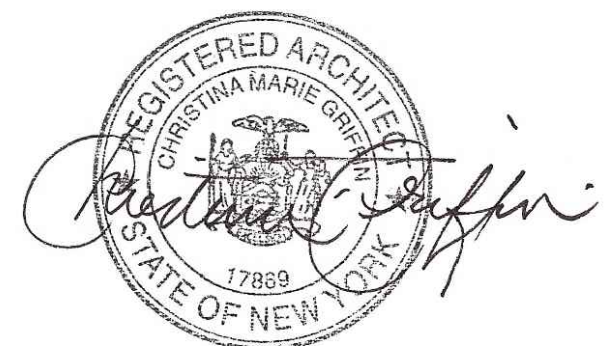
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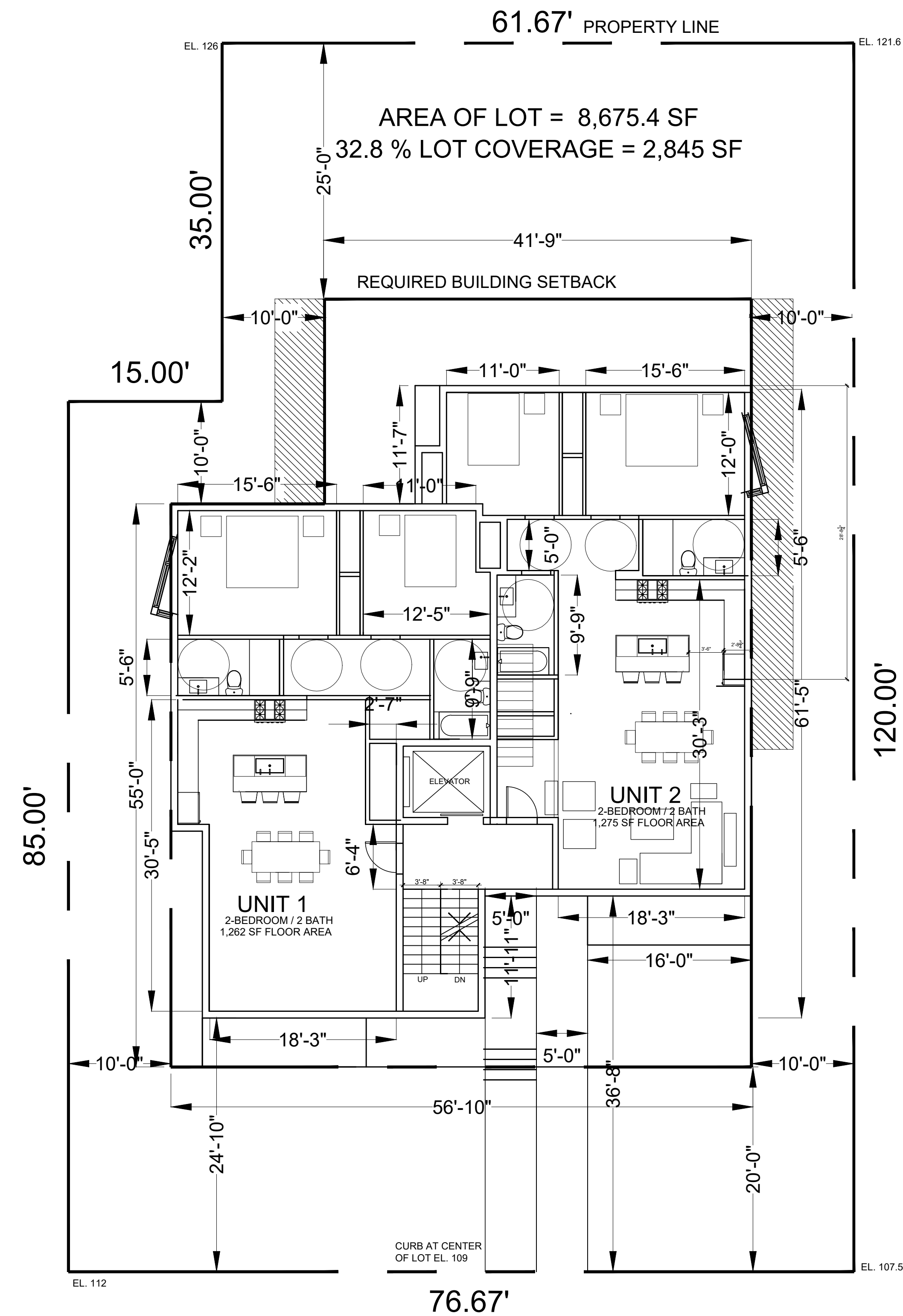
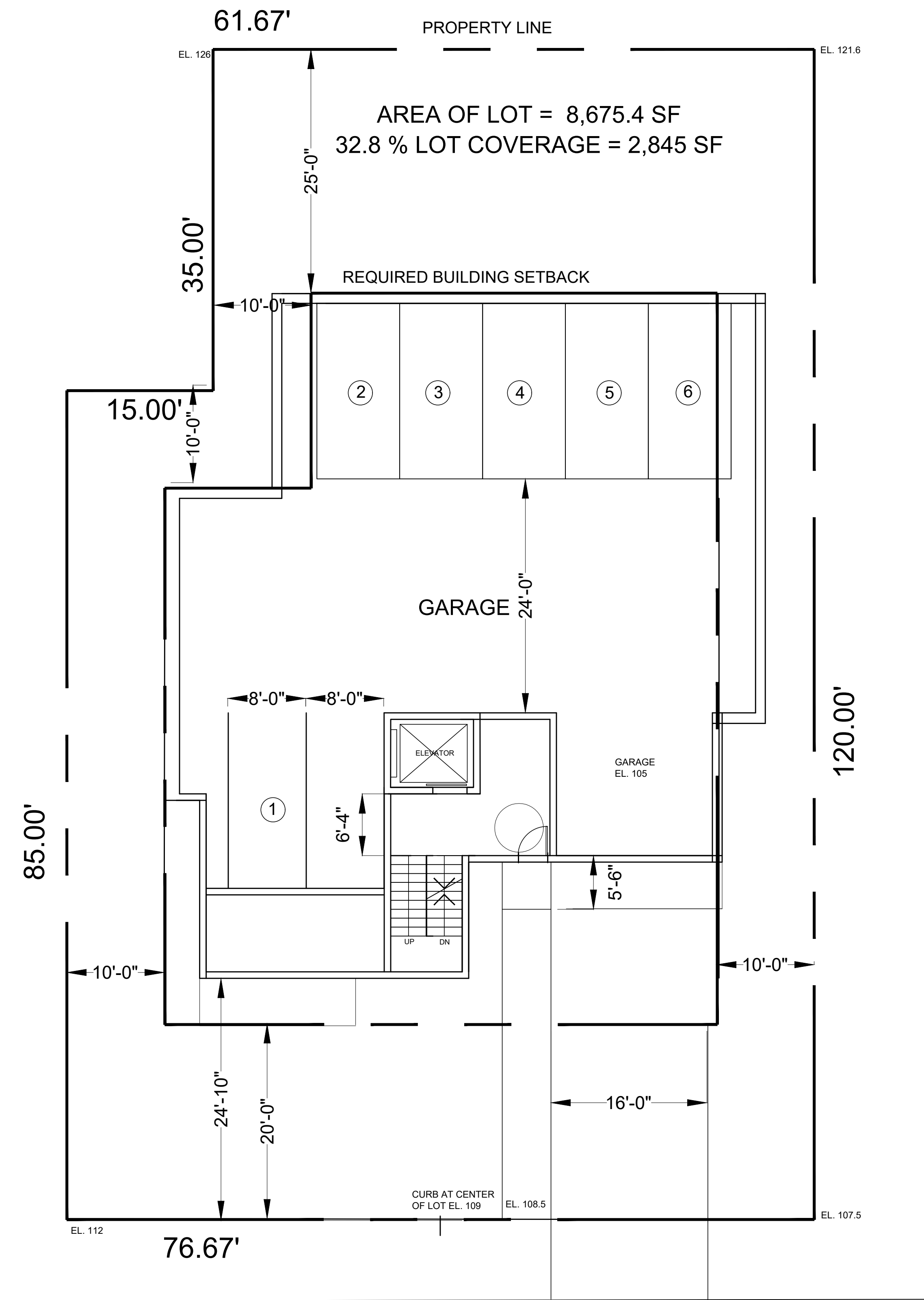
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Scale: AS SHOWN



S-1A



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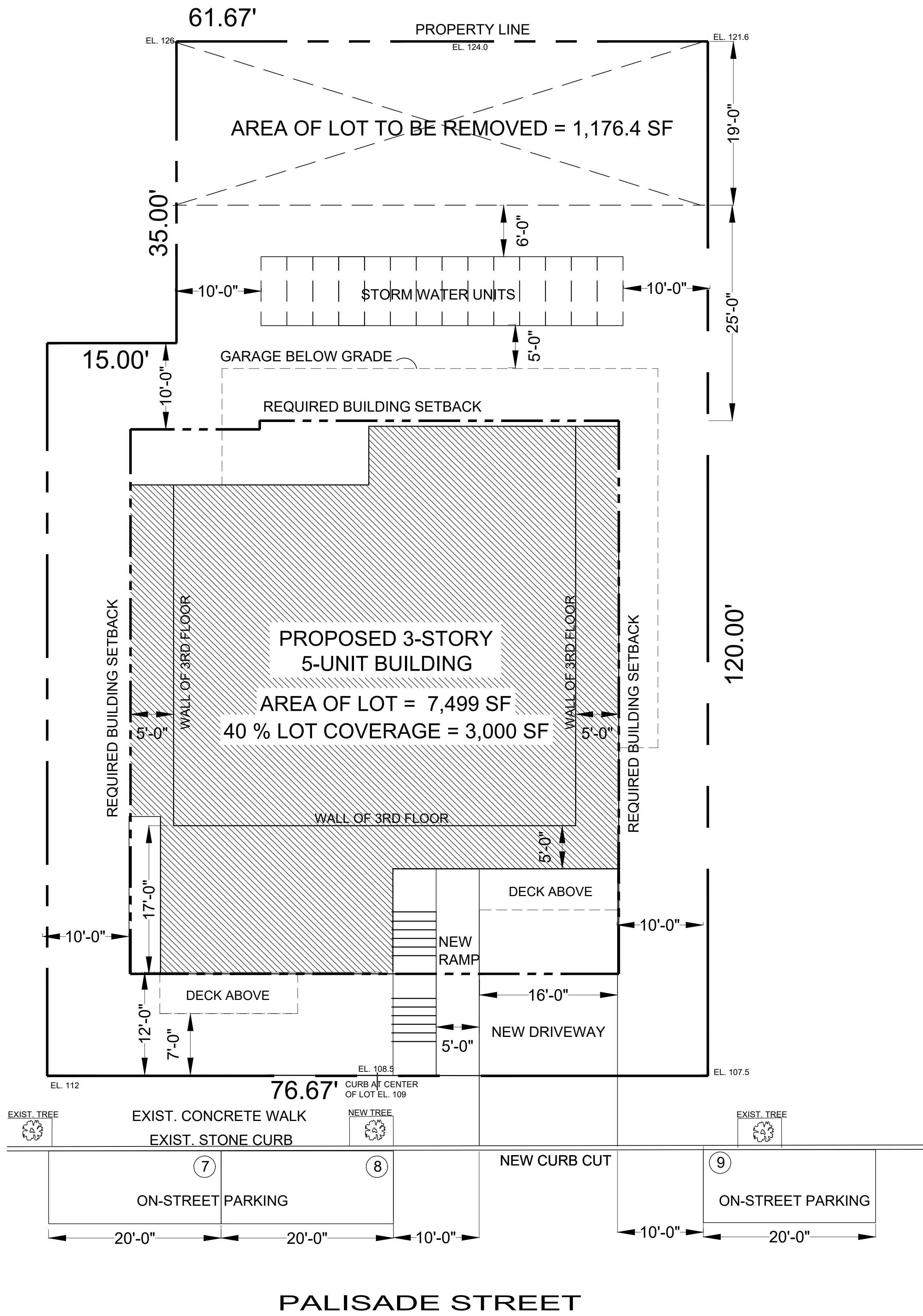
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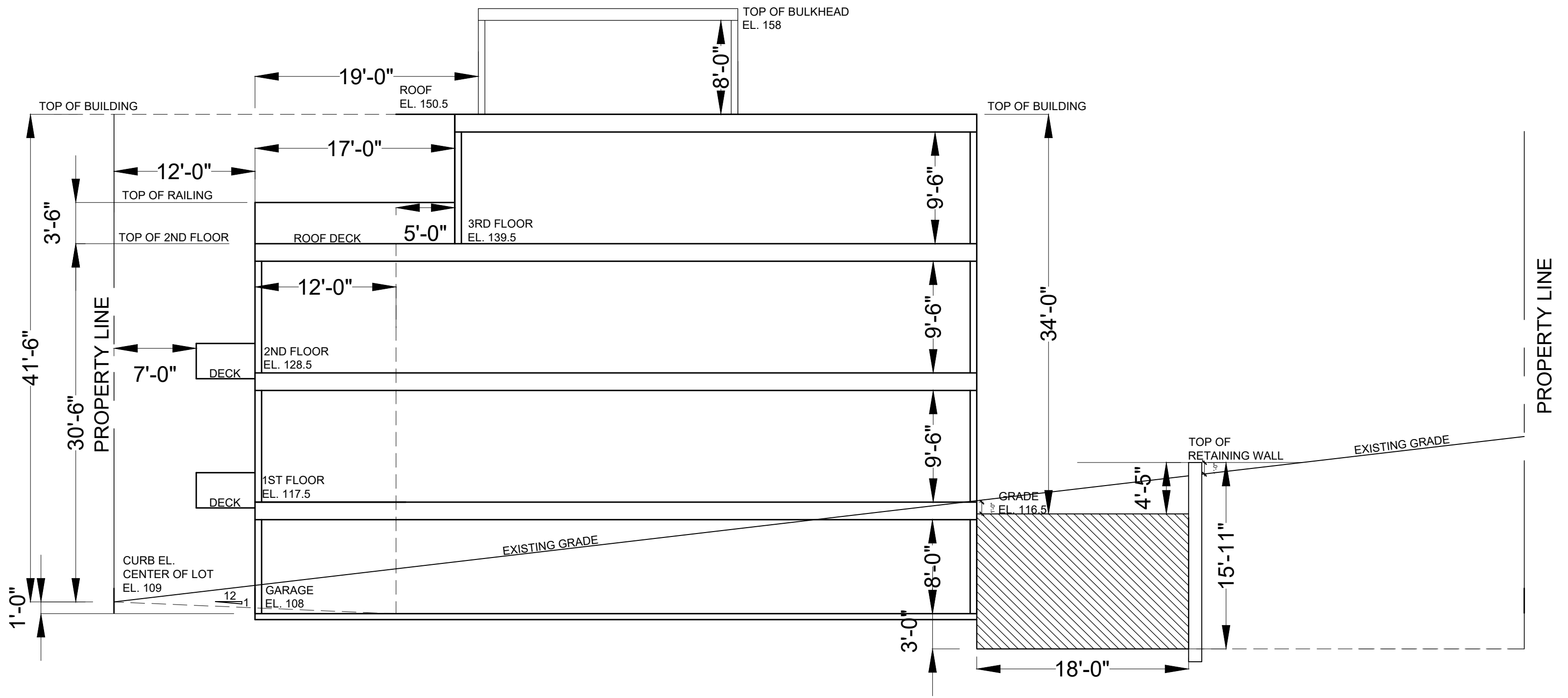
Drawing Title
SCHEME A

Scale:
AS SHOWN

A-1A



SCHEME B
SITE PLAN
SCALE: 1/8" = 1'-0"



SCHEMES B
BUILDING SECTION
SCALE: 1/8" = 1'-0"

- SCHEME B - LOT COVERAGE :
- AREA OF LOT = 7,499 SF
- 40% x 7,499 SF = 3,000 SF
- SCHEME B - FRONT YD. SETBACK:
- 12.0 FT TO BUILDING / 7.0 FT TO DECK
- SCHEME B - BUILDING HEIGHT:
- 41.5 FT TOP OF BUILDING / 30.5 FT TOP OF 2ND FL.
- SCHEME B - PARKING:
- (4) 2-BEDROOM UNITS X 1.5 = 6 PARKING SPACES
- (1) 3-BEDROOM UNIT X 1.75 = 1.75
- 7.75 OR 8 PARKING SPACES TOTAL REQUIRED

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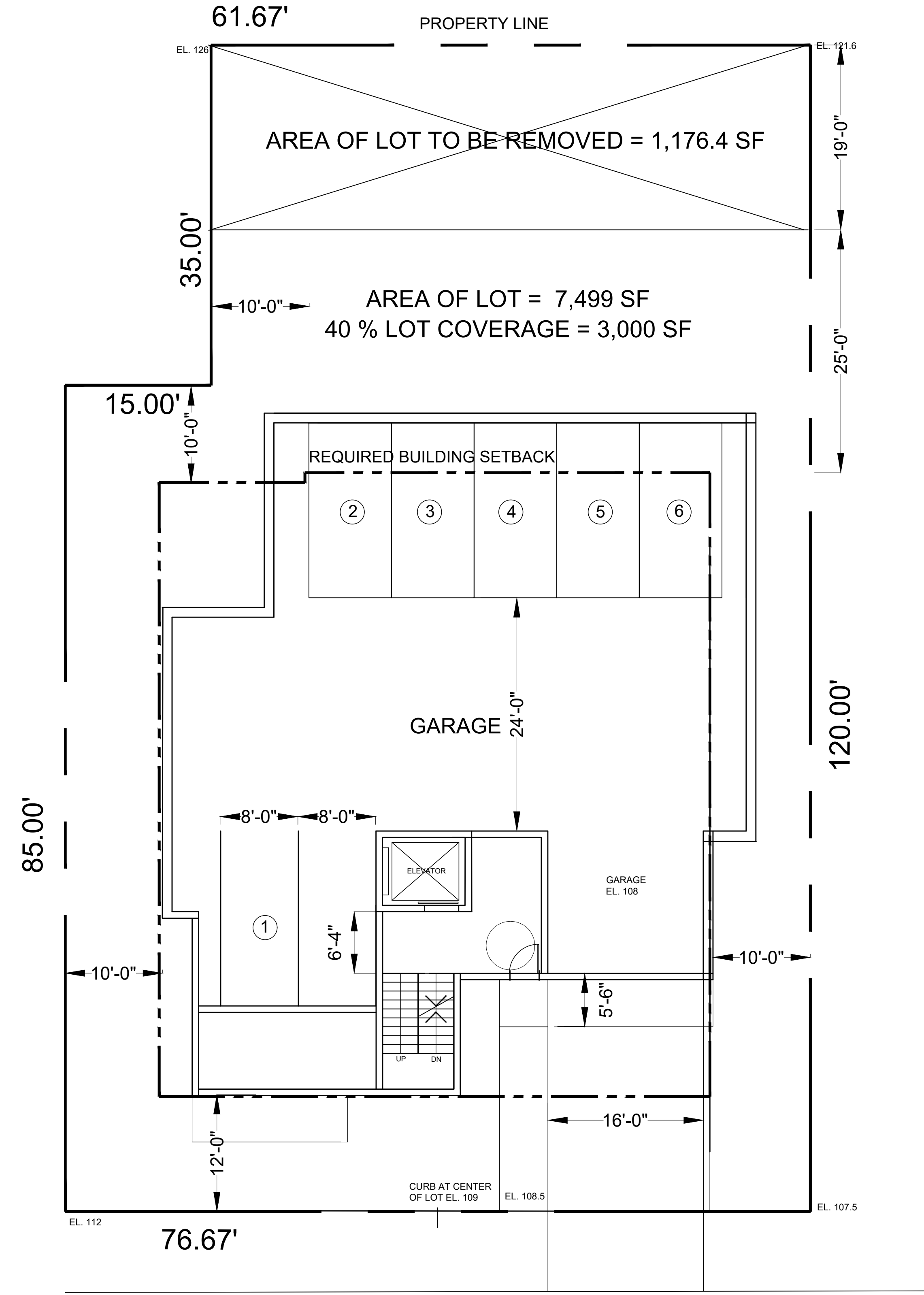
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Scale: AS SHOWN

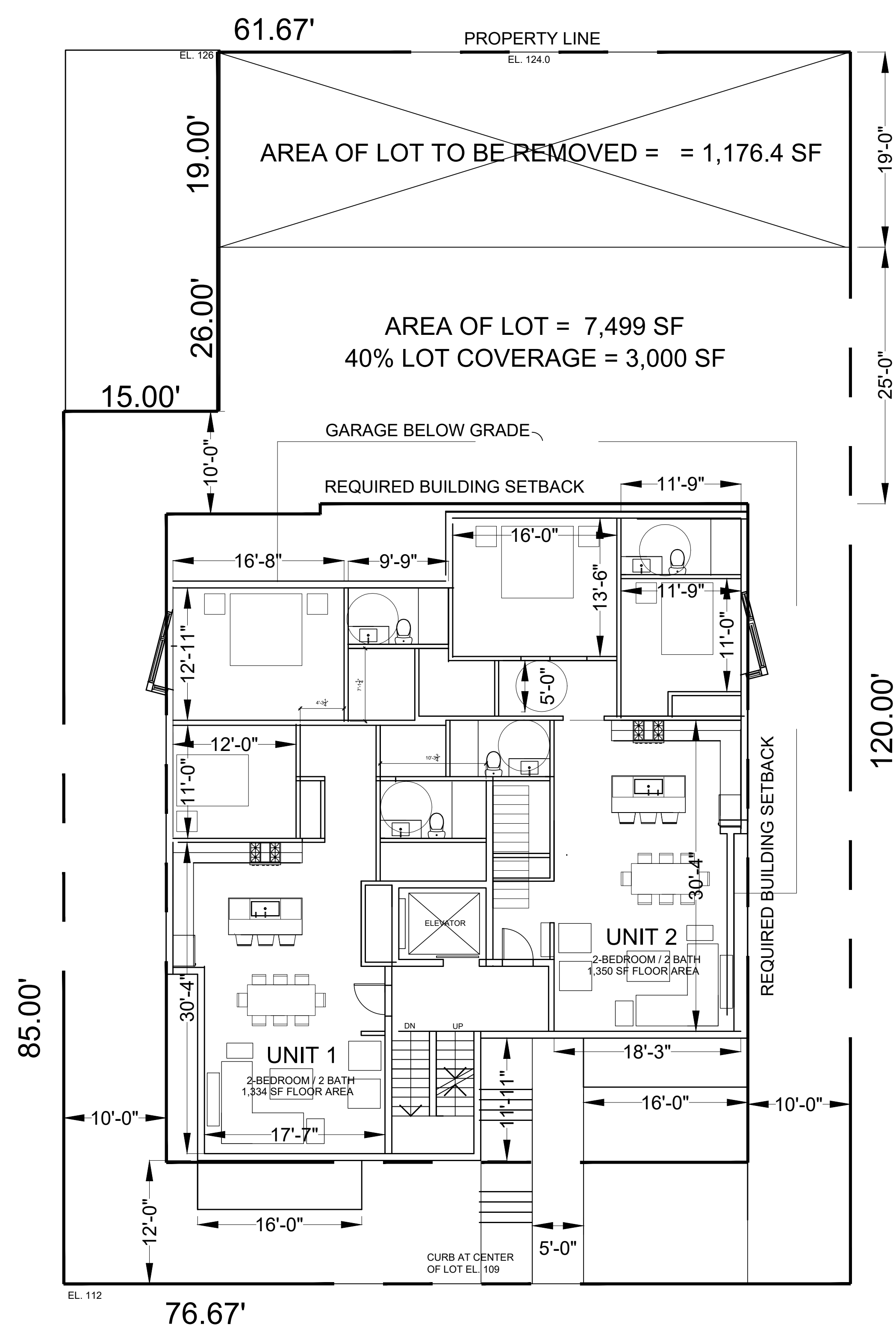


S-1B



SCHEME B
GARAGE FLOOR PLAN

SCALE: 1/8" = 1'-0"



SCHEME B
TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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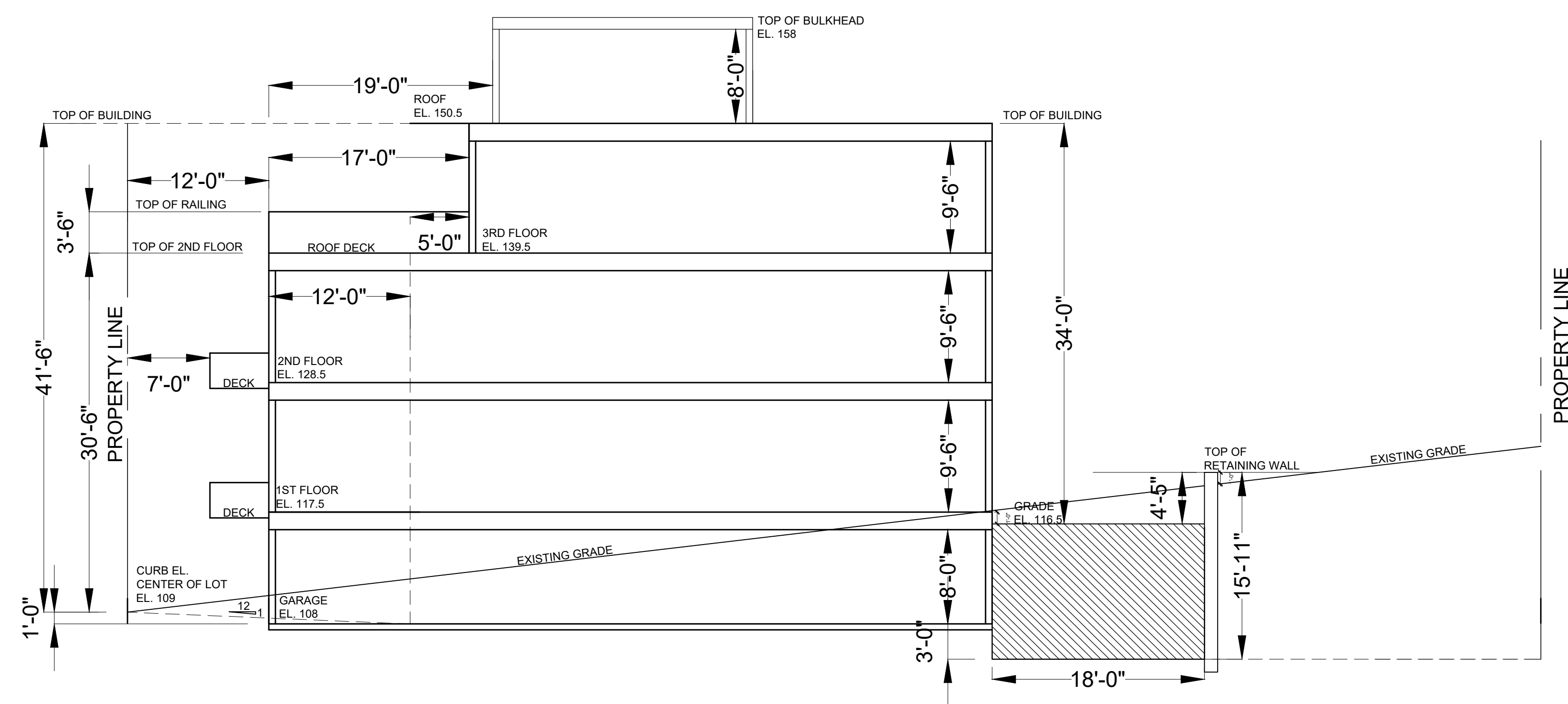
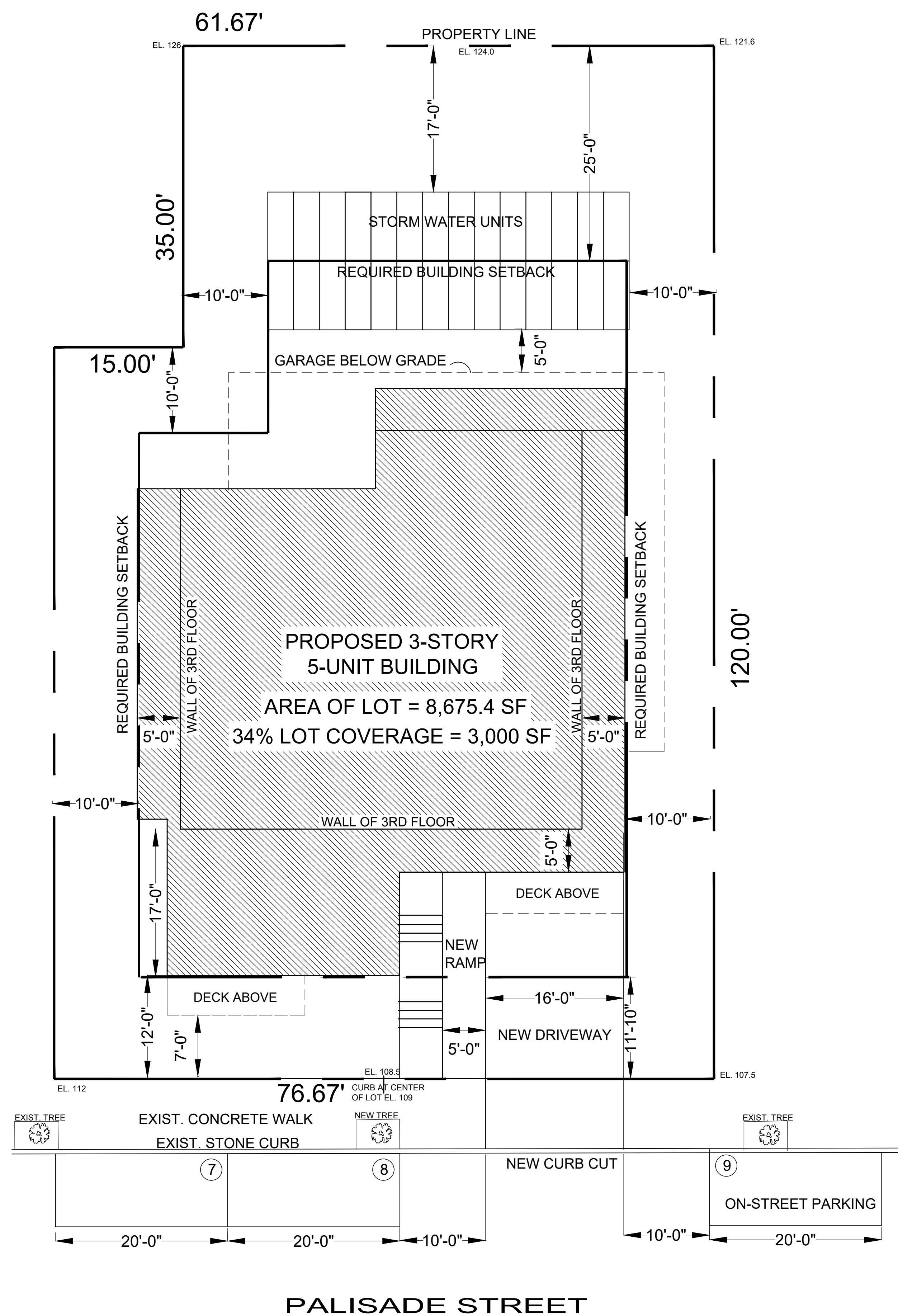
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Drawing Title: SCHEME B

Scale: AS SHOWN

A-1B



SCHEME C - LOT COVERAGE :

AREA OF LOT = 8,675.4 SF

$$34\% \times 8,675.4 \text{ SF} = 3,000 \text{ SF}$$

SCHEME C - FRONT YD. SETBACK:

12.0 FT TO BUILDING / 7.0 FT TO DECK

SCHEME C - BUILDING HEIGHT:

41.5 FT TOP OF BUILDING / 30.5 FT TOP OF 2ND FL.

SCHEME C - PARKING:

(4) 2-BEDROOM UNITS X 1.5 = 6 PARKING SPACES

(1) 3-BEDROOM UNIT X 1.75 = 1.75

7.75 OR 8 PARKING SPACES TOTAL REQUIRED

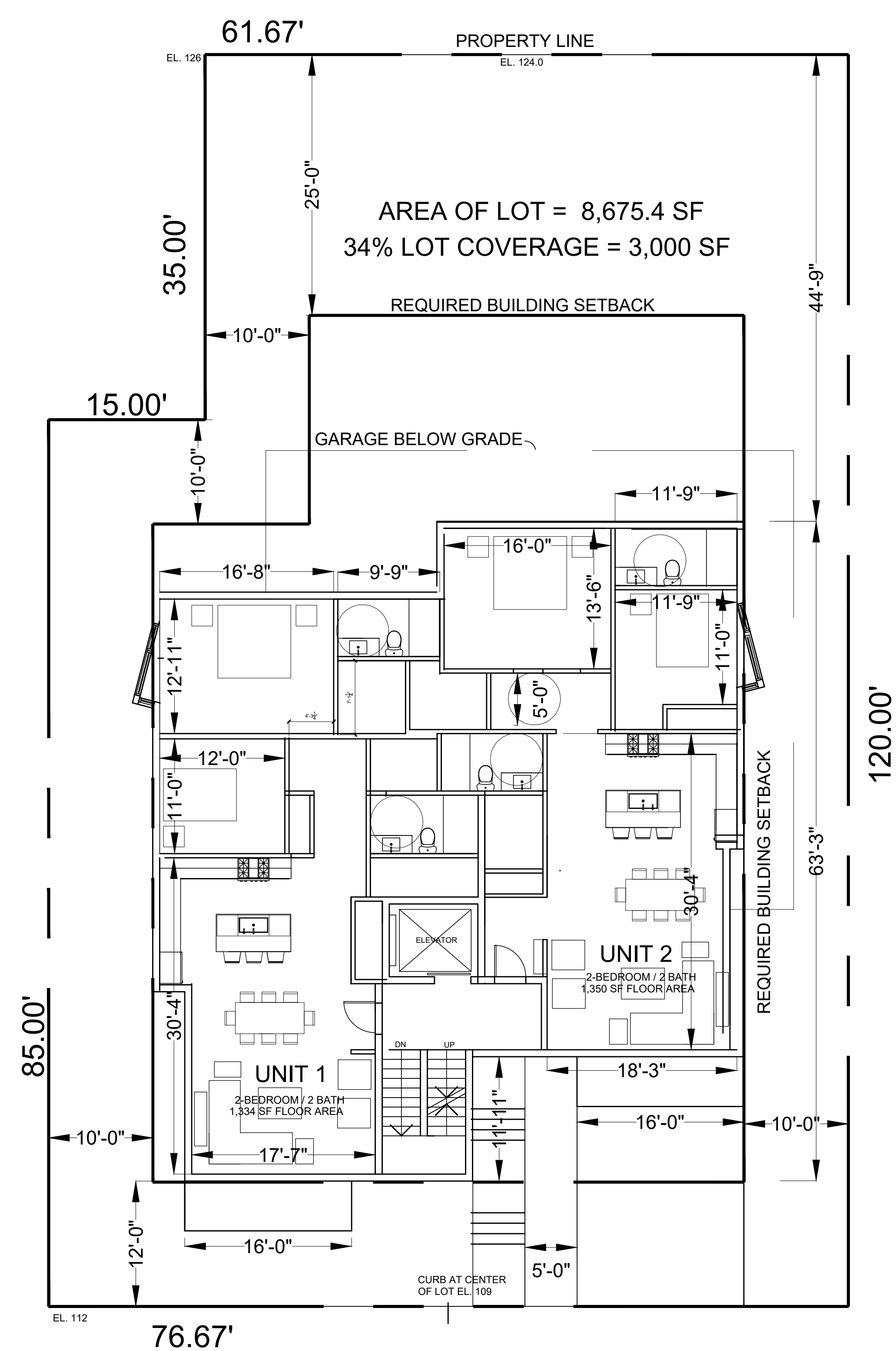
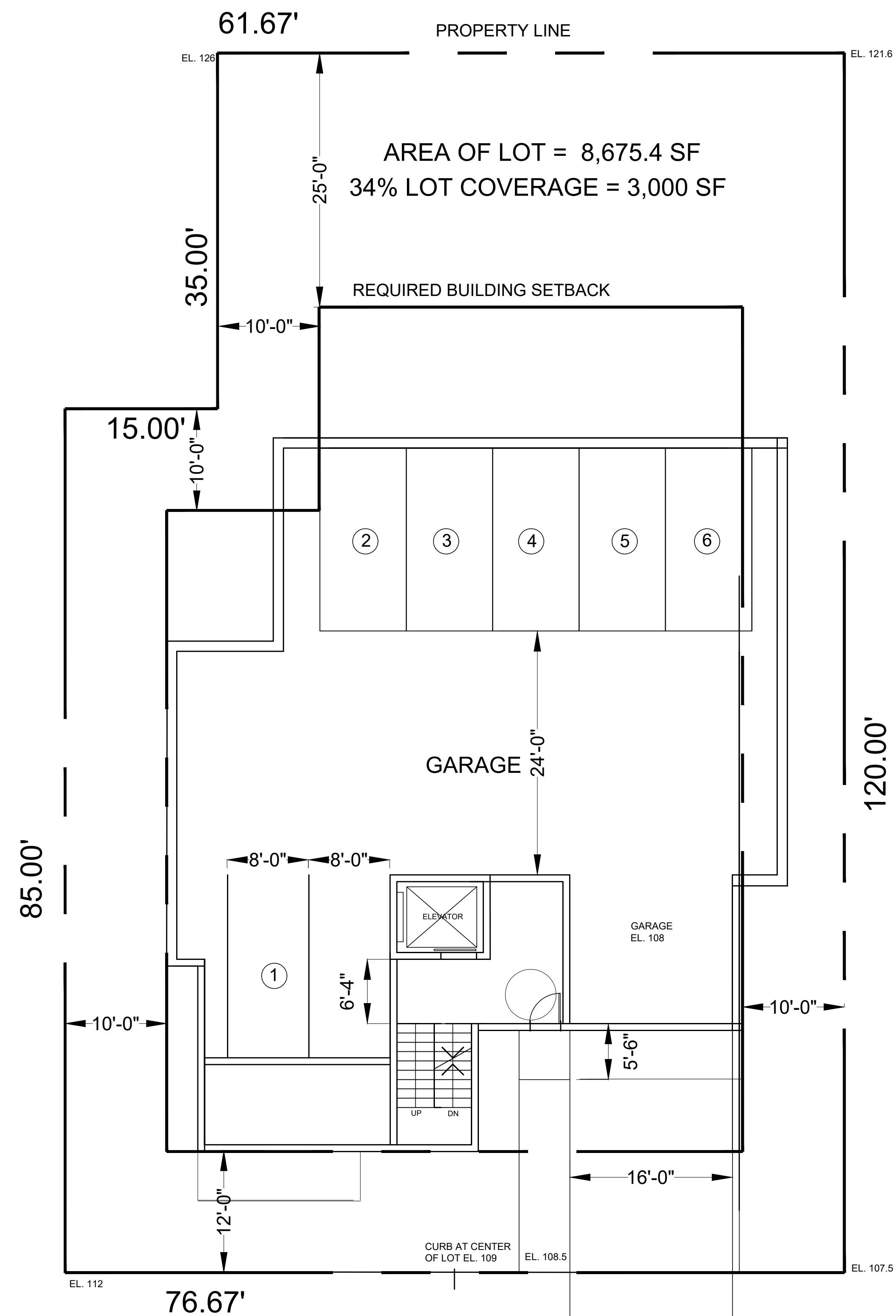
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SCHEME C

Scale:
AS SHOWN

S-1C



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Drawing Title
SCHEME C

Scale:
AS SHOWN

