

ZONING AND LAND USE

300 Attachment 2

Village of Dobbs Ferry

Appendix B: Dimensional Tables

Table B-1: OF Districts Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011]

Zone	OF-6	OF-5	OF-4	OF-3	OF-2	OF-1
Minimum net lot area (square feet)	5,000	7,500	10,000	15,000	20,000	40,000
Minimum lot width (feet)	50	75	100	100	125	150
Minimum lot depth (feet)	100	100	100	100	125	150
Maximum lot coverage by buildings	27%	25%	22%	20%	18%	15%
Maximum lot coverage by impervious surfaces	54%	44%	40%	40%	40%	30%
Minimum front yard setback (feet)	20	25	25	30	30	40
Maximum front yard setback (feet)	prevailing	prevailing	prevailing	NA	NA	NA
Minimum rear yard setback	25	25	25	25	25	40
Minimum side yard setback (each) (feet)	10	10	12	15	20	20
Minimum side yard setback (both) (feet)	20	25	30	40	50	50
Maximum Stories	2½					
Max Height	As per Table B-6 and B-7					

Note:

The net lot area is determined by deducting the adjustments specified in § 300-34A(2) from gross lot Area.

DOBBS FERRY CODE

**Table B-2: MDR, B and MF Districts Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011]**

Zone	MDR-1	MDR-2	MDR-H	B	MF-1	MF-2	MF-3	MF-4
Minimum net lot area (square feet)	5,000	5,000	10,000	5,000	20,000	20,000	20,000	20,000
Minimum lot area per dwelling unit (square feet)	2,500	800	2,500	800	6,000	3,500	2,500	1,750
Minimum lot width (feet)	50	50	50	50	100	100	100	100
Minimum lot depth (feet)	100	100	100	100	100	100	100	200
Maximum lot coverage by buildings	27%	27% 40%	30%	30%	30%	30%	40%	40%
Maximum lot coverage by impervious surfaces	54%	54% 60%	60%	60%	60%	60%	60%	60%
Minimum front yard setback (feet)	20	20	20	prevailing	25	25	50	10
Minimum rear yard setback (feet)	25	25	25	25	30	30	30	30
Minimum side yard setback (each) (feet)	10	10	10	10	25	25	25	10
Minimum side yard setback (both) (feet)	20	20	20	20	50	50	50	20
Maximum Stories	2.5	3 (a)	3	3	3	3	4	3
Maximum height	As per Table B-6							

Note:

The net lot area is determined by deducting the adjustments stipulated in § 300-34A(2) from gross lot area.

Abbreviations:

*GP = Grade plane

*R = Ridge

*MP = Midpoint of sloped roof

*TF = Top of flat roof

*C = Curb

(a) 3rd Floor must be set back 5'.

ZONING AND LAND USE

Table B-3: Residential Lot Dimensions and Coverage (Sliding Scales)

Lot area	Less Than 7,500 Square Feet	At Least 7,500 Square Feet but Less Than 10,000 Square Feet	At Least 10,000 Square Feet but Less Than 20,000 Square Feet	At Least 20,000 Square Feet but Less Than 40,000 Square Feet	40,000 Square Feet or Greater
Minimum lot width (feet)	Lot area/100	Lot area/100	100	100	150
Minimum lot depth (feet)	100	100	100	125	150
Maximum lot coverage by buildings	27% As per Table B1 & B2	22% x .82	20% x .75	18% x .67	15% x .56
Maximum lot coverage by impervious surfaces	54% As per Table B1 & B2	44% x .82	40% x .75	40% x .67	30% x .56

Table B-4: Residential Side Yard Setbacks (Sliding Scales)

Lot width	Less Than 75 Feet	Less Than 100 Feet but At Least 75 Feet	Less Than 125 Feet but At Least 100 Feet	Less Than 150 Feet but At Least 125 Feet	150 Feet or Greater
Minimum side yard setback (each) (feet)	10	10	12	15	20
Minimum side yard setback (both) (feet)	20	25	30	35	50

Table B-5: Residential Front and Rear Yard Setbacks (Sliding Scales)

Lot Depth	Less Than 125 Feet	Less Than 150 Feet but at Least 125 Feet	150 Feet or Greater
Minimum front yard setback (feet)	Lot depth/4	30	40
Minimum rear yard setback (feet)	25	40	40

DOBBS FERRY CODE

Table B-6: Residential Building Height (Sliding Scales)¹

[Amended 8-22-2017 by L.L. No. 6-2017]

Roof Pitch (Rise/Run)	0 to 0.25	0.25 to 0.30	Greater than 0.30	Maximum Height to Eave	
OF and MDR-1 Districts (feet) GP-R	30	33	35	28	
MDR-2, B , MF-1 and MF-2 Districts (feet) GP-MP/TF	30	35	40	28	
MF-3	40	N/A	N/A	N/A	
MF-4 Districts (feet)	35	40	42	N/A	
MDR-2 C-TF/MP	37	40	42	N/A	
B C-TF/MP	40	43	45	N/A	

NOTE:

¹Reference § 300-35D(8)(a)[1]-[2].

Table B-7: Residential Context Based Height and Massing Limits¹, in

OFs and MDR-1

[Amended 6-14-2011 by L.L. No. 6-2011; 8-22-2017 by L.L. No. 6-2017]

Requirement	Set Limits	Context Based Limits
Maximum ridge height	Default 28 30	Maximum 1.25 times the average ridge height of buildings on lots within the context limit area subject property.
Maximum eave height	Default 22 28	Maximum 1.15 times the average eave height of buildings on lots within the context limit area subject property.
Sky exposure plane OF & MDR-1		A plane set at an angle of 45° projected into the lot from a point set 10 feet above a lot line with the base of the 10 feet set at the average grade height between the lot line and the building.

NOTE:

¹ Reference § 300-35D(8).

Every roof must comply with all building height requirements.

Abbreviations:

*GP = Grade plane

*R = Ridge

*MP = Midpoint of sloped roof

*TF = Top of flat roof

*C = Curb

ZONING AND LAND USE

Table B-8: Downtown Districts Dimensional Standards
[Amended 8-22-2017 by L.L. No. 6-2017]

Requirement		DB	DT	DG
Building height	Maximum stories	3	3 ^a	3
	Maximum height (feet)	40	35	40
	Minimum stories	2	2	2
	Minimum height (feet)	24	24	24
Lot coverage	Maximum lot coverage by buildings	80%	60%	70%
	Maximum lot coverage by impervious cover	100%	80%	80%
Unit size ^d	Minimum residential unit size (square feet)	600	600	600
Setbacks	Minimum front yard setback (feet)	0	0	0
	Maximum front yard setback (feet)	prevailing	prevailing	n/a
	Minimum rear yard setback (feet) ^b	0	25	0
	Minimum side yard setback (each) (feet) ^b	0	5	5
	Minimum side yard setback (both) (feet) ^b	0	10	10
	Maximum side yard setback (each) (feet) ^c	0	n/a	n/a

NOTES:

- a. May be increased to four stories and 45 feet in the DB and DG zones and four stories and 40 feet in the DT zone at the discretion of the Board of Trustees to accomplish the goal and objectives of enhancing residential diversity and affordability in the downtown.
- b. Notwithstanding the minimum setbacks required, all structures adjacent to a residentially zoned property or to the Old Croton Aqueduct ("OCA") shall be set back a minimum of 10 feet from each property line shared with a residentially zoned property or the OCA.
- c. The maximum side yard setback in the DB District may be waived to provide continued access to light and air for existing windows or entryways or to allow the continued use of an existing driveway on the side of buildings, at the discretion of the Board of Trustees.
- d. There is no minimum lot area. It is up to the developer to determine the number of units, subject to the approval of the Board of Trustees.

DOBBS FERRY CODE

Table B-9: Waterfront Districts Dimensional Standards

	WF-A	WF-B
Maximum building height	30 feet or 2 stories	45 feet or 4 stories; provided, however, that no building may exceed 35 feet in height from the curbline on Palisade Street
Minimum lot area per dwelling unit	N/A	2,500 square feet ¹
Maximum building coverage	25%	27%
Maximum impervious coverage	50%	60%
Mandatory open space on lot	As determined by Planning Board	As determined by Planning Board
Minimum front yard	See "Minimum setback from Hudson River" below	Per the standards for the MDR-2 District
Minimum side yard (each)	As determined by Planning Board	Per the standards for the MDR-2 District
Minimum side yard (both)	As determined by Planning Board	Per the standards for the MDR-2 District
Rear yard	As determined by Planning Board	Per the standards for the MDR-2 District
Maximum building length	150 feet in any one direction	Per the standards for the MDR-2 District
Minimum setback from Hudson River	150 feet, measured to the mean high water line. However, if there is a variance granted from the 150-foot setback, such variance shall not be greater than 50 feet (i.e., there must be at least a 100-foot setback maintained.) This setback requirement shall not prohibit the construction of a public walkway or esplanade along the river's edge consistent with the proposal in the Dobbs Ferry Local Waterfront Revitalization Program, a seasonal kiosk or concession stand to serve visitors to the waterfront, or any similar or related amenity on or near the river shore, such as a pier or dock for fishing, boating or viewing, benches, picnic facilities, open recreational space or a footbridge, designed to enhance public access, recreational opportunities and enjoyment of the Hudson River.	N/A

NOTE:

¹ Minimum lot area per dwelling unit shall be calculated utilizing the "gross lot area" as defined in Article II, Definitions.

ZONING AND LAND USE

Table B-10: CP and EI Districts Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011]

Requirement		CP	EI
Lot size	Minimum lot size	—	—
	Minimum lot area per dwelling unit (square feet) ²	1,800 ¹	40,000
Building height	Maximum stories	5	4
	Maximum height (feet)	65	50
	Minimum stories	—	—
	Minimum height (feet)	—	—
Lot coverage	Maximum lot coverage by buildings ³	30%	50%
	Maximum lot coverage by impervious cover	70%	80%
Setbacks	Minimum front yard setback (feet)	0 or 10 ⁴	25
	Maximum front yard setback (feet)	—	—
	Minimum rear yard setback (feet)	20	25
	Minimum side yard setback (each)(feet)	10	10
	Minimum side yard setback (both)(feet)	20	25
	Maximum side yard setback (each)(feet)	—	—

NOTES:

¹ Minimum lot area per dwelling unit shall be calculated utilizing the “gross lot area” as defined in Article II, Definitions.

² Residential use in the EI District requires a change of zone to a residential district. The underlying residential zoning for the EI District is OF-1, which requires a site area of 40,000 square feet per residential unit. To change this underlying zoning designation requires a recommendation by the Planning Board and an application to the Village Board of Trustees.

³ In the EI District, or any property developed according to the cluster development provisions, with the exception of the WFB and CP Districts, the maximum lot coverage by buildings and the maximum lot coverage for impervious cover are calculated based on the net lot area following deductions for designated open space. For example, a 100,000-square-foot lot with a 60,000-square-foot open space parcel would be permitted a maximum building coverage of 20,000 square feet ($100,000 - 60,000 = 40,000 \times 50\% = 20,000$ square feet) and a maximum impervious coverage of 32,000 square feet ($100,000 - 60,000 = 40,000 \times 80\% = 32,000$ square feet). The footprint of open parking deck structures shall be included in the calculations for maximum lot coverage by impervious cover, not in the calculations for maximum lot coverage by buildings.

⁴ No front or side yard is required where clustering is proposed. However, if any front or side yard is provided when clustering is proposed, such yard shall be at least 10 feet. A yard of not less than 10 feet shall be provided along any lot line that borders on a residential zone.