

**City of New Rochelle
Schedule of Dimensional Regulations
Residence Districts**

District/Use	Maximum Dimensional Requirements						Minimum Dimensional Requirements									
	Floor Area Ratio	Building Height ¹		Building Length (feet)	Coverage		Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Floor Area Per Dwelling Unit (square feet)	Lot Width and Frontage ² (feet)	Yards ^{3, 10}				Usable Open Space for Dwelling Unit	
		Stories	Feet		Buildings	Impervious Surfaces					Front (feet)	Side (feet)		Rear (feet)		
												For Lots With Dwellings	For All Other Uses	For Lots With Dwellings		For All Other Uses
R1-20 One-Family Residence	0.25	3	[35] 30	—	20%	35%	20,000	20,000	1-story: 1,600 2-story: 1,800	150	35	25	60	40	60	—
R1-15 One-Family Residence	0.3	3	[35] 30		25%	45%	15,000	15,000	Same as R1-20	100	30	Each: 12 Combined: 27	60	30	60	
R1-10 One-Family Residence	0.3	3	[35] 30	—	25%	45%	10,000	10,000	Same as R1-20	100	30	Each: 12 Combined: 27	60	30	60	—
R1-10A One-Family Residence	0.35	3	[35] 30		30%	50%	10,000	10,000	1,600	100	25	Each: 8 Combined: 20	60	30	60	
R1-HIST One-Family Historic	See § 331-45F for dimensional regulations applicable to this district.															
R1-WF-10 One-Family Waterfront	0.3	3	[35] 30	—	25%	45%	10,000	10,000	1-story: 1,600 2-story: 1,800	100	30	Each: 12 Combined: 27	60	30	60	—
R1-CH One-Family Cluster Residence ⁴	0.25	3	[35] 30	120	25%	45%	174,240	Same as underlying zone	1,700	—	50	50 ⁵	NA ⁶	50 ⁵	NA	—
R1-7.5 One-Family Residence	0.35	3	[35] 30	—	30%	50%	7,500	7,500	1,600	75 ¹	25 ¹	Each: 8 Combined: 20	60	30	60	—
R2-7.0 Two-Family Residence	0.40	3	35	—	30%	60%	7,000	3,500	1,600 per dwelling but not less than 600 per dwelling unit	70	20	Each: 8 Combined: 20	30	30	40	—
R1-URTH Urban Renewal Townhouse District ⁷	0.50	3	35	—	35%	70%	2 acres	2,200	1,000	—	10	—	—	10	—	—
RMF-0.4 Multifamily Residence ⁹	0.40	3	35	—	30%	60%	7,000	3,500 per unit for first two units; 3,500 for each additional unit	1,600 per dwelling but not less than 600 per dwelling unit	70	20	Each: 8 Combined: 20	30	30	40	200

RMF-0.5 Multifamily Residence	0.50	3	35	180	30%	60%	7,000	Same as above	400/plus 200 per bedroom	70	20	Each: <u>8</u> Combined: <u>20</u>	30	30	40	200
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NOTES:

NA Not applicable

¹ See § 331-15 also.

² In approving new subdivisions, the Planning Board may reduce the lot frontage requirement on culs-de-sac, along curved sections of streets, or elsewhere determined appropriate by said Board.

In no case shall the minimum lot frontage be less than 15 feet.

³ See § 331-14 also.

⁴ See § 331-45G also.

⁵ Where a project abuts an undeveloped area within a zone which requires the same minimum lot area per dwelling unit, the Planning Board may modify side and rear yard dimensional requirements as deemed appropriate, but not less than the minimum required for one-family dwellings in the comparable one-family zone.

⁶ Minimum distance between buildings to be decided by the Planning Board at the time of application review.

⁷ See § 331-61 also.

⁸ For buildings up to 40 feet in height: same as in the RMF-0.7 District. For buildings greater than 40 feet in height: 25 feet plus 1/16 the height of the wall facing the side lot lines.

⁹ Not to exceed four dwelling units per lot.

¹⁰ If the Multi-Family Dwelling has a rear or side exit, balcony, patio, porch, deck, or similar outdoor recreation area adjacent to a side or rear yard, it shall be set back from the side and/or rear property line by a minimum of 30 feet. If the Multi-Family Dwelling has no exits, balconies, patios, porches, decks, or similar outdoor recreation area adjacent to a side yard, the minimum side yard setback shall be as specified in the Schedule of Dimensional Regulations.

Matter in [brackets] omitted.

Matter underlined added.