

**SURVEY OF RESIDENTIAL LOT COVERAGE STANDARDS IN
SCARSDALE AND A SAMPLING OF OTHER WESTCHESTER COUNTY COMMUNITIES**

Prepared for the Village of Scarsdale, New York by Frederick P. Clark Associates, Rye, New York

TABLE 4 - 9/28/2015

MUNICIPALITY	MAXIMUM RESIDENTIAL LOT COVERAGE
SCARSDALE	<p>More than 1 Acre - 13,100 + 10% of lot area over 1 acre; 20,001 sf to 1 acre - 6,000 sf + 30% of lot area over 20,000 sf; 15,001 sf to 20,000 sf - 5,250 sf + 15% of lot area over 15,000 sf; 10,001 sf to 15,000 sf - 4,000 sf + 25% of lot area over 10,000 sf; 7,501 sf to 10,000 sf - 3,000 sf + 40% of lot area over 7,500 sf; 5,001 sf to 7,500 sf - 2,250 sf + 30% of lot area over 5,000 sf; Up to 5,000 sf - 45%</p>
ARDSLEY	<p>Basic 40,000 sf or more - 6,025 sf + 6% of lot area over 40,000 sf; 7,500 sf to 39,999 sf - 2,775 + 10% of lot area over 7,500 sf; Less than 7,500 sf - 2,300 sf or 37% of lot area, whichever is more; With special permit 40,000 sf or more - 7,230 sf + 7% of lot area over 40,000 sf; 7,500 to 39,999 sf - 3,330 + 12% of lot area over 7,500 sf; Less than 7,500 sf - 2,650 sf or 44%, whichever is more</p>
BEDFORD	<p>By district, 4 acres - 11% of lot area; 2 acres - 20% of lot area; 40,000 sf - 30% of lot area; 20,000 sf - 45% of lot area; 10,000 sf - 60% of lot area</p>

SURVEY OF RESIDENTIAL LOT COVERAGE STANDARDS

BRONXVILLE	In all single-family Residence A Districts (minimum lot sizes 30,000 sf, 15,000 sf and 12,000 sf) - a minimum of 50% of lot area must be vegetated open space
HARRISON	Harrison does not regulate lot coverage
LARCHMONT	Larchmont does not regulate lot coverage
MAMARONECK	In all single-family Residence Districts (minimum lot sizes 50,000 sf, 30,000 sf, 20,000 sf, 15,000 sf, 10,000 sf, 7,500 sf, and 6,000 sf) - maximum lot coverage is 35%
PLEASANTVILLE	Pleasantville does not regulate lot coverage of single-family districts
RYE BROOK	40,001 sf and larger - 11,260 sf + 22% for lot area over 40,001 sf; 30,001 to 40,000 sf - 8,960 sf + 23% for lot area over 30,001; 20,001 to 30,000 sf - 6,560 sf + 24% for lot area over 20,001; 16,001 to 20,000 sf - 5,560 sf + 25% for lot area over 16,001; 12,001 to 16,000 sf - 4,520 sf + 26% for lot area over 12,001; 6,001 to 12,000 sf - 2,900 sf + 27% for lot area over 6,001; 4,001 to 6,000 sf - 2,200 sf + 35% for lot area over 4,001; 0 to 4,000 sf - 55%
RYE CITY	Rye does not regulate lot coverage
TARRYTOWN	R-80 District - 16.75% of gross lot area; R-60 - 19.25% of gross lot area; R-40 - 21.75% of gross lot area; R-30 - 25% of gross lot area; R-20 - 29% of gross lot area; R-15 - 33.5% of gross lot area; R-10 - 37.25% of gross lot area; R-7.5 - 40.75% of gross lot area; R-5 - 43.75% of gross lot area

**SURVEY OF RESIDENTIAL LOT COVERAGE STANDARDS IN
SCARSDALE AND A SAMPLING OF OTHER WESTCHESTER COUNTY COMMUNITIES**

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TABLE 5 - 9/28/2015

MUNICIPALITY	RESIDENTIAL LOT COVERAGE EXAMPLES IN SQUARE FEET
SCARSDALE	4-acre lot - 26,168 sf; 2-acre lot - 17,456 sf; 1-acre lot - 13,068 sf; 20,000 sf lot - 6,000 sf; 15,000 sf lot - 5,250 sf; 10,000 sf lot - 4,000 sf; 7,500 sf lot - 3,000 sf; 5,000 sf lot - 2,250 sf
ARDSLEY	Basic: 4-acre lot - 14,079 sf; 80,000 sf lot - 8,425 sf; 40,000 sf lot - 6,025 sf; 30,000 sf lot 5,025 sf; 20,000 sf lot - 4,025 sf; 10,000 sf lot - 3,025 sf; 7,500 sf lot - 2,775 sf; 5,000 sf lot - 2,300 sf. With special permit: 4-acre lot - 16,626 sf; 80,000 sf lot - 10,030 sf; 40,000 sf lot - 7,230 sf; 20,000 sf lot - 4,830 sf; 15,000 sf lot - 4,230 sf; 10,000 sf lot - 3,630 sf; 7,500 sf lot - 3,330 sf; 5,000 sf lot - 2,650 sf.
BEDFORD	By district: 4-acre lot - 19,166 sf; 2-acre lot - 17,424 sf; 40,000 sf lot - 12,000 sf; 20,000 sf lot - 9,000 sf; 10,000 sf lot - 6,000 sf

SURVEY OF RESIDENTIAL LOT COVERAGE STANDARDS

BRONXVILLE	In all single-family Residence A Districts: 2-acre lot - 43,560 sf; 1-acre lot - 21,780 sf; 30,000 sf lot - 15,000 sf; 15,000 sf lot - 7,500 sf; 12,000 sf lot - 6,000 sf; 5,000 sf lot - 2,500 sf must be vegetated open space
HARRISON	Harrison does not regulate lot coverage
LARCHMONT	Larchmont does not regulate lot coverage
MAMARONECK	In all single-family Residence Districts: 4-acre lot - 60,984 sf; 2-acre lot - 30,492 sf; 1-acre lot - 15,246 sf; 20,000 sf lot - 7,000 sf; 15,000 sf lot - 5,250 sf; 10,000 sf lot - 3,500 sf; 7,500 sf lot - 2,625 sf; 5,000 sf lot - 1,750 sf
PLEASANTVILLE	Pleasantville does not regulate lot coverage of single-family districts
RYE BROOK	4-acre lot - 40,792 sf; 2-acre lot - 21,626 sf; 1-acre lot - 12,042 sf; 30,001 sf lot - 8,960 sf; 20,001 sf lot - 6,560 sf; 16,001 sf lot - 5,560 sf; 12,001 sf lot - 4,520 sf; 6,001 sf lot - 2,900 sf; 4,001 sf lot - 2,200 sf
RYE CITY	Rye does not regulate lot coverage
TARRYTOWN	4-acre lot in R-80 District - 29,185 sf; 2-acre lot in R-80 - 14,592 sf; 60,000 sf lot in R-60 - 11,550 sf; 40,000 sf lot in R-40 - 8,700 sf; 30,000 sf lot in R-30 - 7,500 sf; 20,000 sf lot in R-20 - 5,800 sf; 15,000 sf lot in R-15 - 5,025 sf; 10,000 sf lot in R-10 - 3,725 sf; 7,500 sf lot in R-7.5 - 3,056 sf; 5,000 sf lot in R-5 - 2,187 sf

**SURVEY OF MAXIMUM ALLOWABLE LOT COVERAGE
IN SCARSDALE AND A SAMPLING OF OTHER WESTCHESTER COMMUNITIES**

Prepared for the Village of Scarsdale, New York by Frederick P. Clark Associates, Rye, New York

Table 6 - 9/29/2015

Municipality	LOT SIZE									
	4 Acres	2 Acres	80,000 sf	1 Acre	40,000 sf	20,000 sf	15,000 sf	10,000 sf	7,500 sf	5,000 sf
Scarsdale	26,168 sf	17,456 sf		13,068 sf		6,000 sf	5,250 sf	4,000 sf	3,000 sf	2,250 sf
Ardasley-Basic	14,079 sf		8,425 sf		6,025 sf	4,025 sf		3,025 sf	2,775 sf	2,300 sf
Ardasley - w/special permit	16,626 sf		10,030 sf		7,230 sf	4,830 sf	4,230 sf	3,630 sf	3,330 sf	2,650 sf
Bedford	19,166 sf	17,424 sf		13,068 sf	12,000 sf	9,000 sf		6,000 sf		
Bronxville	87,120 sf	43,560 sf	40,000 sf	21,780 sf	20,000 sf	10,000 sf	7,500 sf	5,000 sf	3,750 sf	2,500 sf
Mamaroneck	60,984 sf	30,492 sf	28,000 sf	15,246 sf	14,000 sf	7,000 sf	5,250 sf	3,500 sf	2,625 sf	1,750 sf
Rye Brook	40,792 sf	21,626 sf		12,042 sf		6,560 sf	5,300 sf	3,980 sf	3,305 sf	2,550 sf
Tarrytown	(in R-80) 29,185 sf	(in R-80) 14,592 sf	(in R-80) 13,400 sf	(in R-40) 9,474 sf	(in R-40) 8,700 sf	(in R-20) 5,800 sf	(in R-15) 5,025 sf	(in R-10) 3,725 sf	(in R-7.5) 3,056 sf	(in R-5) 2,187 sf