

ZONING

119 Attachment 1

VILLAGE OF RAVENA
SCHEDULE OF DISTRICT ZONING REGULATIONS

RESIDENTIAL AREAS

[Amended 3-16-1999 by L.L. No. 1-1999; 7-15-2003 by L.L. No. 1-2003; 4-21-2015 by L.L. No. 3-2015]

District Symbols	Uses			Minimum Lot Size		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions of Principal Buildings (feet)				Principal Buildings		Accessory Buildings			Required Site Plan Review and Approval by Zoning Board of Appeals/Planning Board
	Principal	Accessory	Permissible Upon Issuance of a Special Permit	Area (square feet)	Width (feet)	Principal Buildings	Accessory Buildings	Front	Rear	Side		Minimum First Floor Area (square feet)	Maximum Height in Feet and Stories	Minimum Distance to (feet)			
										11 One	12 Total			15 Principal Building	16 Side Lot Line	17 Rear Lot Line	
1	2	3	4	5	6	7	8	9	10	11 One	12 Total	13	14	15 Principal Building	16 Side Lot Line	17 Rear Lot Line	18
R-1 Single-Family Residence	1. Single-family residence 2. Places of worship; parish buildings 3. Schools, parks and playgrounds. 4. Library and community buildings 5. Professional offices	1. Private garages and sheds 2. Home occupations (See § 119-15) 3. Parking and loading areas (See §§ 119-19 and 119-20) 4. Greenhouses 5. Private swimming pools 6. Barns 7. Residential recreational facilities 8. Sheds	1. Private schools and institutions of higher learning 2. Two-family residences 3. Cultural, religious and educational buildings 4. Cemeteries and cremations 5. Undertaking establishments 6. Fire and police stations 7. Community recreational facilities 8. House trailer storage 9. Market gardening 10. Apartment house	15,000	100	25	6	25	20	10	20	One-story, 900 2-2½ stories, 750	35 feet 2½ stories	5	10 (for sheds, 4 feet)	10 (for sheds, 4 feet)	For special permits
R-2 Single- and Two-family Residence	1. All uses permitted in R-1 2. Two-family residences 3. Professional offices	1. All uses permitted in R-1	1. All uses permitted in R-1 2. Tourist homes, rooming and boarding houses 3. Row houses 4. Apartment houses 5. Garden-type apartments 6. Hospital, sanatorium, nursing homes 7. Day camps 8. Trailer parks	20,000	100	25	6	25	15	10	20	One-story, 800 2-2½ stories, 650	30 feet 2½ stories	5	10 (for sheds, 4 feet)	10 (for sheds, 4 feet)	For special permits
R-3P Planned Residential	1. All uses permitted in R-1 and R-2 2. Trailer parks	1. All uses permitted in R-2	1. All uses permitted in R-1 2. Tourist homes, rooming and boarding houses 3. Row houses 4. Apartment houses 5. Garden-type apartments 6. Hospital, sanatorium, nursing homes 7. Day camps	--	--	--	--	--	--	--	--	--	--	--	--	--	For special permits

VILLAGE OF RAVENA
 SCHEDULE OF DISTRICT ZONING REGULATIONS
 GENERAL BUSINESS PLANNED COMMERCIAL INDUSTRIAL COMMUNITY FACILITY
 [Amended 7-15-2003 by L.L. No. 1-2003; 1-20-2015 by L.L. No. 1-2015; 4-21-2015 by L.L. No. 3-2015]

District Symbols	Uses			Minimum Lot Size		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions of Principal Buildings (feet)				Principal Buildings		Accessory Buildings			Required Site Plan Review and Approval by Zoning Board of Appeals/Planning Board
	Principal	Accessory	Permissible Upon Issuance of a Special Permit	Area (square feet)	Width (feet)	Principal Buildings	Accessory Buildings	Front	Rear	Side		Minimum First Floor Area (square feet)	Maximum Height in Feet and Stories	Minimum Distance to (feet)			
										11 One	12 Total			15 Principal Building	16 Side Lot Line	17 Rear Lot Line	
1	2	3	4	5	6	7	8	9	10	11 One	12 Total	13	14	15 Principal Building	16 Side Lot Line	17 Rear Lot Line	18
B-1 General Business	1. Retail stores and personal service shops 2. Bank, business and professional offices 3. Restaurants and caterers 4. Public transportation offices 5. Governmental offices 6. Theaters and assembly halls 7. Hotels and apartment houses 8. Schools, churches, parks and playgrounds	1. Private garages and sheds 2. Parking and loading areas 3. Storage for merchandise carried in stock 4. Customary vehicle storage	1. Gasoline stations 2. Shopping centers 3. Motels 4. Recreational buildings 5. Undertakers 6. Temporary commercial buildings 7. Auto showrooms and used car lots; service facilities 8. Home occupations 9. Wholesale establishments 10. Automotive service facilities 11. Lumber and building supply houses	10,000	80	--	--	--	--	--	--	--	60 feet 5 stories	--	--	--	For all uses
C-1P Planned Commercial	1. Business, professional and industrial offices 2. Lumber and building supply houses 3. Auto showrooms and used car lots 4. Municipal and private transportation garages 5. Commercial laundries 6. Automotive service facilities 7. Motels and auto courts 8. Restaurants, eating and drinking places 9. Private clubs 10. Drive-in movies 11. Places of worship 12. Public and private recreational facilities 13. Wholesale establishments 14. Trucking terminals 15. Banking facilities 16. Laundrettes 17. Printing and publishing 18. Gasoline stations with or without retail stores 19. Retail stores and personal service shops	1. Any customary use incident to a permitted use, but not including areas for outdoor storage	1. Auto junkyards 2. Residential custodial housing 3. Apartment houses, hotels 4. Public transportation building 5. Governmental offices 6. Theaters and assembly halls 7. Schools, churches, parks and playgrounds 8. Fraternal and cultural buildings 9. Roadside stands 10. Trailer parks 11. Shopping center	10,000	100	--	--	--	--	--	--	--	--	--	--	--	For all uses

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	Principal	Accessory	Permissible Upon Issuance of a Special Permit	Area (square feet)	Width (feet)	Principal Buildings	Accessory Buildings	Front	Rear	Side		Minimum First Floor Area (square feet)	Maximum Height in Feet and Stories	Minimum Distance to (feet)			
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
I-1 Industrial	1. Manufacturing, assembly and processing facilities 2. Warehousing and storage 3. Public utilities facilities 4. Research and development laboratories 5. Wholesaling with storage 6. Printing and publishing 7. Transportation terminals	1. Any customary use incident to a permitted use 2. Resident custodial housing 3. Repair shops 4. Outdoor storage incidental to principal use	1. Breweries 2. Building material processing 3. Animal matter processing 4. Petroleum processing 5. Chemical processing 6. Blast furnaces 7. Clothing manufacturing 8. Heliports 9. Subsidiary industries in principal uses 10. Quarrying and soil mining	40,000	200	70	Total	50	--	--	--	--	--	--	--	--	For all uses
CF-1 Community Facility	1. Parks and playgrounds 2. Community facilities	1. Permanent and temporary commercial concessions incident to principal uses 2. Club buildings 3. Locker rooms 4. Storage buildings 5. Resident custodial housing	1. Outdoor theaters 2. Band shell 3. Exhibition buildings 4. Temporary animal displays 5. Circus and carnival facilities	--	--	--	--	35	35	35	--	--	--	--	--	--	For all uses