

**ZONING**  
**275 Attachment 2**  
**Village of Roslyn Harbor**  
**Table 2**

**Schedule of Dimensional Regulations**  
**District**

	Preserve PP	Residence AA	Residence A	Residence B	Residence C	Business AA
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**PRINCIPAL USES**

**Minimum Requirements**

•Lot area (square feet)	217,800	87,120	43,560	21,780	8,000	43,560
•Lot width (feet)	300	150	150	125	80	150
•Lot depth (feet)	500	200	200	175	100	200
•Front yard (feet)	75	50	50	40	25	50
•Side yard: one (feet)	50	25	25	15	10	25
•Side yard; both (feet)	100	50	50	40	25	50
•Rear yard (feet)	75	35	35	30	25	35
•Lot frontage (feet)	250	140	140	115	70	140
•Habitable floor Area (square feet)	2,000	1,800	1,600	1,400	1,200	None

**Maximum Requirements**

•Height (stories/feet)	2 ½ /35	2 ½ /35	2 ½ /35	2 ½ /32	2 ½ /30	2/35
•Height (flat roof)	28	28	28	25	25	25
•Building Coverage (%)	5	10	15	20	25	30
•Lot Coverage (%)	10	15	25	30	35	70
•Lot Coverage – front yard (%)	10	15	25	30	35	70
•Floor area ratio		See §275-12				0.4
•Height/setback ratio		See §275-13				None

**ACCESSORY USES**

**Minimum Requirements**

•Rear yard setback (feet)	25	10	10	5	3	10
•Side yard setback (feet)	25	15	15	10	5	15
•Distance from principal building (feet)	30	20	20	20	15	20

**Maximum Requirements**

•Height (feet)*	25	25	25	20	20	20
•Coverage of rear yard (%)	10	20	20	20	20	60*

**NOTES:**

\* The permitted height of boundary fences and walls is provided in § 275-18C.

\* See § 275-19C.

\* See §275-18L (5) for Swimming Pools – Minimum setback 20' to any property line.