

Contents

BUILDING/STRUCTURE.....	1
HASTINGS.....	1
IRVINGTON.....	1
GREENBURGH.....	2
OTHERS.....	3
COVERAGE.....	3
HASTINGS.....	3
IRVINGTON.....	4
Greenburgh.....	4
OPEN SPACE.....	4
Greenburgh.....	4
Irvington.....	5
HEIGHT.....	5
Hastings.....	5
Irvington.....	5
Greenburgh.....	6

BUILDING/STRUCTURE

HASTINGS

BUILDING

Any structure having a roof supported by columns or by walls and intended for shelter, housing, protection or enclosure of persons, animals or property.

STRUCTURE

A combination of material(s) assembled, constructed or erected, whether temporarily or permanently, at a fixed location, including, without limitation, a building, porch, deck, patio with an impervious surface, stationary carport, swimming pool, sign, outdoor generator or air-conditioning equipment, and satellite dish, the use of which requires location on the ground or attachment to something having location on the ground. As used in the Zoning Chapter, the term "structure" shall not include a driveway, fence, nor a swing set, jungle gym, or similar play equipment.

[Amended 8-5-2008 by L.L. No. 24-2008]

IRVINGTON

BUILDING

Any combination of materials forming any construction, except where entirely underground so as to permit the use of the ground above the same as if no building was present. The term "building" shall include, but not be limited to, the term "structure," as well as the following:

A. Signs other than those regulated pursuant to Article [XXIX](#) of this chapter.

B. Fences.

C. Walls.

D. Radio and television antennas, except for such antennas installed on the roof of a "building" and extending not more than 15 feet above the highest level of the roof of such "building."

E. Public swimming pools, including those operated by clubs.

F. Pergolas, porches, outdoor blinds and other similar structures.

G. Swimming pools, whether installed in the ground or above ground and regardless of the material or type of construction.

H. Satellite receiving antennas, including any parabolic or spherical dish-type antenna, the purpose of which is to receive, but not transmit, microwave or other electronic signals from satellites or other sources for television or radio reception, data transmission, teleconferencing or other types of telecommunication.

I. Driveways, parking spaces, patios, walkways and other paved areas.

GREENBURGH

BUILDING

Any structure intended for the shelter, housing or enclosure of any person, animal, property or substance. Also see "structure."

STRUCTURE

A. Anything which is constructed or erected which requires a location on the land or attachment to something having such location, including but not limited to the following:

(1) Signs or billboards.

(2) Fences over six feet in height in a front or side yard and fences over eight feet in height in a rear yard.

(3) Walls other than those less than four feet high.

(4) Antenna(s), except functional receive-only antenna(s) having a net exposure less than two square feet in the vertical plane and no dimension in the horizontal or vertical plane that exceeds 96 inches, attached directly to a masonry chimney, penthouse or rooftop mechanical appurtenance on a pole no longer than eight feet in length. For the purpose of this chapter, a functional satellite dish antenna having a maximum diameter no greater than 18 inches that does not exceed the maximum permissible exposure limits in Table VI[9] shall not be considered a structure.

[Amended 8-13-1996 by L.L. No. 7-1996; 4-29-1997 by L.L. No. 6-1997; 3-24-1999 by L.L. No. 3-1999]

(5) Pergolas, porches, patios, decks, outdoor bins, tool sheds, carports, equipment and storage buildings or sheds, swimming pools, swimming pool filter pads, tennis courts, doghouses or sheds.

[Amended 8-13-1996 by L.L. No. 7-1996; 4-29-1997 by L.L. No. 6-1997]

(6) Tents, lunch wagons, trailers, dining cars or similar structures on wheels or other supports used for business or living purposes.

B. A building permit shall be required prior to the construction or erection of any structure.

C. All buildings are structures. For the purposes of setback requirements, classification of buildings as "principal" or "accessory" shall be controlling.

OTHERS

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

STRUCTURE. That which is built or constructed.

BUILDING

An independent structure, either temporary or permanent, having a roof or canopy supported by columns, poles, posts, walls, or any other support used for the enclosure, covering, protection, or storage of persons, animals, objects, vehicles, or chattels, or carrying on business activities or other uses. When any portion thereof is completely separated from every other part thereof by division of walls from the ground up, and without openings, each portion of the building shall be deemed a separate building.

Building:

A structure having a roof supported by columns or walls.

STRUCTURE

Anything constructed, installed, or erected, the use of which requires location on the ground or attachment to something on the ground. Also, any constructed, erected, or placed material or combination of materials in or upon the ground having a fixed location, including but not limited to buildings, radio towers, billboards, light posts, signs, swimming pools, animal enclosures (other than fences), garages, sheds, decks, platforms, portable or movable vehicle carports or enclosures, satellite dishes, towers, windmills, gazebos, tennis courts, signs, and storage bins.

The following are excluded from the definition of "structure":

- A. Lawful fences, sidewalks, and paving on streets, driveways, or parking areas.
- B. Decks or patios, no portion of which is located:
 1. More than one (1) foot above the ground (natural grade); or
 2. Closer than five (5) feet to any lot line;

COVERAGE

HASTINGS

BUILDING COVERAGE

The sum of the area of coverage or footprint of all buildings and structures on the site.

[Added 8-5-2008 by L.L. No. 24-2008]

DEVELOPMENT COVERAGE

The sum of the area of coverage or footprint of all buildings, structures, driveways, parking areas, and impervious surfaces on the site.

[Added 8-5-2008 by L.L. No. 24-2008]

MAXIMUM DEVELOPMENT COVERAGE

The sum of the area of coverage or footprint of all buildings, structures, paved areas and other improved surfaces on a site, including areas covered with gravel, crushed stone, and other materials used to support vehicles, but not including architectural landscape features such as pools, ponds, fountains, patios, decks, and gazebos.

[Added 10-5-2004 by L.L. No. 7-2004]

8/11/2016

From a District

Lot coverage.

[Amended 8-5-2008 by L.L. No. 24-2008]

(a) For single-family dwellings:

[1] Building coverage shall not exceed 30% of the area of the lot.

[2] Development coverage shall not exceed 40% of the area of the lot.

(b) For all other uses, all buildings and structures on the lot shall together cover not more than 30% of the area of the lot.

IRVINGTON

LOT COVERAGE

The part or percent of the lot occupied by buildings, impermeable areas, and structures, including pavement, accessory buildings or structures.

Greenburgh

COVERAGE

That percentage of the plot or lot area covered by the building area.

From a District

(3) Maximum coverage:

(a) Principal building: 14%.

(b) Accessory building(s): 3.5%.

(c) All buildings: 17.5%.

(d) Impervious surfaces: 21.75%.

[Added 7-8-1987 by L.L. No. 3-1987]

OPEN SPACE

Greenburgh

SUITABLE OPEN SPACE

A portion of the ground area of a lot which is available and accessible to all occupants of a dwelling unit, or dwelling units on said lot for outdoor recreation use, which area is not devoted to driveways, parking areas or required yard areas and does not consist of more than 25% of impermeable surface, is at least 25 feet in minimum dimension and has no more than 10% of its area with a grade of more than 5%.

Irvington

USABLE OPEN SPACE

An unenclosed portion of the ground of a lot which is not devoted to driveways or parking spaces, which is free of structures of any kind, of which not more than 25% is roofed for shelter purposes only, the minimum dimension of which is 40 feet and which is available and accessible to all occupants of the building or buildings on said lot for the purpose of active or passive outdoor recreation. Accessory building roof space may be substituted for ground space, provided that such space is accessible to all said occupants by means of access other than stairs.

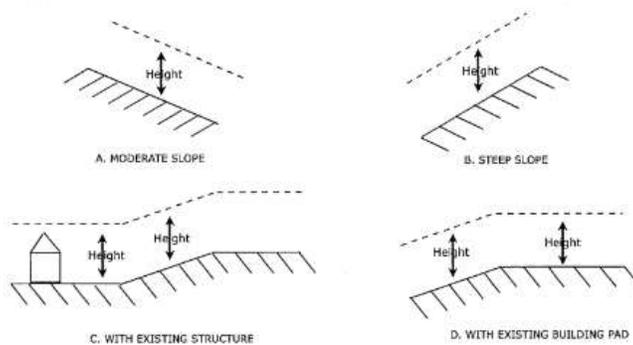
HEIGHT

Hastings

HEIGHT, BUILDING

[Amended 12-16-2008 by L.L. No. 29-2008]

- A. With the exception of the CC and MR-C Districts, the maximum height of a structure shall be measured vertically from the existing grade to an imaginary place located at the allowed number of feet above and parallel to the existing grade. See diagram of side views below.



Irvington

HEIGHT

[Amended 2-27-1989 by L.L. No. 3-1989; 2-24-2003 by L.L. No. 2-2003]

- A. Defined as:

(1) The vertical distance measured from the measuring point, as hereinafter defined, to the highest point of the surface of the roof, except as noted in Subsection A(2) below. Except as provided in Article XXI, Wireless Telecommunications Services Facilities, no part of any building shall exceed 35 feet.

(2) The highest point of the building or structure includes, without limitation, chimneys, solar collectors, towers, tanks, mechanical equipment, elevator hoist housing, parapets, cupolas, pipes, antennas and decorative elements, but shall not include the following:

- (a) Chimneys occupying no more than 5% of the roof area and projecting no more than five feet above the highest points of the roof;
- (b) Sanitary sewer vent pipes occupying not more than 0.5% of the roof area and projecting no more than 18 inches above the highest point of the roof; and

(c) Antennas weighing less than 50 pounds for the reception of audio and video broadcasts directly from transmitters located on the surface of the earth and projecting no more than eight feet above the highest point of the roof.

B. "Measuring point" as used herein means:

[Amended 10-7-2003 by L.L. No. 22-2003]

(1) For any building located within the Business District, any wall of which is within 15 feet of one or more streets or public ways, the lowest point of the established grade of such street(s) or public way(s) adjacent to such building.

(2) For any other buildings located within all other districts, the lowest point at the foot of any portion of the building of the lower of:

(a) The finished grade; and

(b) The grade prior to construction, filling or grading.

(3) For existing lots with an average grade of 15% or more within the building envelope, the maximum height of 2 1/2 stories or 35 feet to the highest point of the building shall be measured from the average existing grade of the periphery of the building prior to the construction/modification of a proposed building or structure, provided that the main roof of the building or structure has a sloping roof with a minimum pitch of five inches on 12 inches on at least 80% of the entire proposed building or structure, with a maximum height of not more than 40 feet measured in keeping with Subsection B(2) above. [Added 6-20-2005 by L.L. No. 5-2005]

Greenburgh

GRADE, FINISHED

A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet, from the building between the structure and a point six feet from the building.

[Amended 5-22-2013 by L.L. No. 2-2013]

HEIGHT

The vertical distance to the level of the highest point of the roof for flat or mansard roofs, or to the mean height between the eave and the ridge for other types of roofs, measured at the center of the front wall of the building from the average level of the finished ground surface across the front of the building or from the average level of the finished ground surface adjacent to the exterior walls of the building, whichever is lower. Where the finished ground surface is made by filling, the level of such finished ground surface for the purpose of this definition shall not be deemed to be more than 10 feet above or below the established grade of the curb of the street which the building faces; or, if there is no curb, the established grade of the center of the street which the building faces. For all one-family dwellings meeting additional yard requirements set forth in this chapter on lots 80,000 square feet or greater in the R-20, R-30 and R-40 One-Family Residence Districts, the height shall be measured as the vertical distance to the mean height between the eaves and the ridges, measured across the entire roofline from the finished grade. Chimneys, elevator penthouses, tanks and similar projections located on any building other than an office or agency for scientific research or technical development or on a laboratory shall not be included in such measurements, provided that such projection does not occupy more than 15% of the roof area, and further provided that such projection does not exceed 15 feet in height. Chimneys, elevator penthouses, tanks and similar projections located on an office or agency for scientific research or technical development or on a laboratory shall not be included in such measurements, provided that such projection does not occupy more than 80% of the roof area, and further provided that such projection does not exceed 30 feet in

8/11/2016

height. Notwithstanding the above, in the case of residential buildings on sloping sites limited to 2 1/2 stories (where basements do not constitute a story as defined below), the finished grade of a building shall be measured from one foot below the first floor elevation; provided, however, that the height of the highest wall, measured from the average grade along that wall to the lowest point of the eave or lower edge of the roof, shall not exceed 33 feet.

[Amended 7-8-1987 by L.L. No. 3-1986; 11-9-1994 by L.L. No. 9-1994; 5-22-2013 by L.L. No. 2-2013]