ZONING

230 Attachment 1

Village of Wesley Hills

Table of Dimensional Requirements
[Amended 7-8-1986 by L.L. No. 3-1986; 3-12-1991 by L.L. No. 1-1991; 10-12-1999 by L.L. No. 1-1999; 5-23-2006 by L.L. No. 2-2006; 2-6-2007 by L.L. No. 1-2007]

District	Minimum Lot Area (square feet)[1]	Minimum Lot Frontage, pt.[2]	Minimum Lot Width (feet)	Minimum Effective Square, Side (feet)	Front Yard	Side Yard	Total Side Yards	Rear Yard	Maximum Impervious Surface Ratio	Maximum Front Yard Impervious Surface Ratio[3]	Maximum Building Coverage	Maximum Building Height		Maximum Exposed Building Height (feet)
												Stories	Feet	
R-50	50,000	100	150 (100[6])	150	50	30	75	50	0.20	0.15[7]	0.10[10]	2½	25	40
Average Density Subdivisions	40,000[4]	90	125 (75[6])	125	50	25	60	50	0.25	0.20[8]	0.10[10]	2½	25	40
R-35	35,000	100	125 (75[6])	125	50	25	60	50	0.25	0.20[8]	0.10[10]	2½	25	40
Average Density Subdivisions	30,000[5]	90	110 (70[6])	125	50	25	60	50	0.25	0.20[9]	0.10[10]	2½	25	40
R-20	20,000	90	110	90	40	25	60	40	0.25[11]	0.20	0.15	2½	25	40
R-15	15,000	62.5	62.5	90	35	25	50	35	0.25[12]	—	0.16	—	25	40
NS	40,000	150	150	150	75	40	80	40	0.80	—	0.30	2½	35	—

NOTES:

[1] Not more than 25% of any land under water, within a one-hundred-year frequency floodplain, within utility easements or other easements or rights-of-way, or with unexcavated slopes over 25% shall be counted toward the minimum lot area.

[2] Minimum lot frontage may be reduced by the Planning Board for residential lots fronting on culs-de-sac or on streets with a center-line radius of 100 feet or less, and in the R-15 District minimum lot frontage for such lots may be reduced to 50 feet.

[3] The total amount of impervious surface in the front yard on a lot divided by the area of the front yard.

[4] In average density subdivision containing 10 or more lots, the minimum lot area of not more than 10% of the lots may be reduced to 35,000 square feet.

[5] In average density subdivisions containing 10 or more lots, the minimum lot area of not more than 10% of the lots may be reduced to 25,000 square feet.

[6] Minimum lot width may be reduced to this figure by the Planning Board for residential lots fronting on culs-de-sac or on streets with a center-line radius of 300 feet or less.

[7] On a lot that contains a semicircular driveway, the maximum front yard impervious surface ratio may be increased to 0.22.

[8] On a lot that contains a semicircular driveway, the maximum front yard impervious surface ratio may be increased to 0.23.

[9] On a lot that contains a semicircular driveway, the maximum front yard impervious surface ratio may be increased to 0.24.

[10] Maximum building coverage may be increased to 0.15 for one-family detached dwellings that do not exceed 1½ stories and 15 feet in building height. In the case of a one-family detached dwelling, a part of which does not exceed 1½ stories and/or 15 feet in building height, and a part of which does exceed 1½ stories and/or 15 feet in building height, maximum building coverage may be increased to a percentage between 0.10 and 0.15 determined by the following calculation:

(a) The building area of the part of such dwelling that does not exceed 1½ stories and 15 feet in building height shall be divided by the total building area;
(b) The quotient thereby obtained shall be multiplied by 0.05; and
(c) The product of that multiplication shall be added to 0.10.

[11] On a lot that contains pavement relating to construction of a common driveway, the maximum impervious surface ratio may be increased to 0.45.

[12] On a lot that contains pavement relating to construction of a common driveway, the maximum front yard impervious surface ratio may be increased to 0.45.

No.	Description	Date

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SEAL & SIGNATURE

120 - 114 E WILLOW TREE
SPRING VALLEY, NY
LOT SUBDIVISION

SITE

Scale 1" = 40'-0"

Project number 260054
Date 04/28/2026
Drawn by JG
Checked by SE

SHEET NUMBER A003

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