

SLEEPY HOLLOW CODE

District	Permitted Principal Uses	Permitted Accessory Uses	Minimum Lot Size			Maximum Lot Coverage		Required Yards and Open Spaces					Maximum Height (feet)	Miscellaneous Notes
			Use	Area	Width (feet)	Use	Area (percent)	Use	Front (feet)	Side		Rear (feet)		
										One (feet)	Both (feet)			
C-2, Central Commercial	As in R-5, plus Banks, offices, restaurants and similar community service activities Stores and shops for retail business and personal and business services Commercial recreation facility Printing and publishing plant Planned commercial development group Restaurant, delicatessen or other food service establishment* Tavern or bar* Car wash Mixed-use (commercial and residential) development*	As in C-1 Antennas, communications towers, antenna towers, monopoles, associated buildings, structures and equipment	Commercial uses, excluding car wash Car wash Residence and other R-5 uses Mixed use	No minimum 10,000 square feet As in R-5 No minimum	No minimum 100 As in R-5 No minimum	Commercial use Residence use Mixed use	As in C-1 As in R-4 No minimum FAR-14	Commercial use Residence use Mixed use	None As in R-4 None	None As in R-4 None	None As in R-4 None	20 As in R-4 Where a mixed use is abutting a residential district, the yard requirement shall be 25, the last 10 of which must be landscaped	45	Parking and loading as specified in § 450-41E Uses subject to performance standards as specified in § 450-43 Site plan review as specified in § 450-66 *See additional requirements as specified in §§ 450-49 and 450-50, as appropriate
C-1, Highway Commercial	Sale of new or used automobiles* Gasoline service station* Motor vehicle repair shop* Commercial recreation facility Public utility installation Stores and shops for retail business and personal or business services Planned commercial development group Offices Restaurants, delicatessens and other food service establishments, excluding fast-food restaurants and drive-through restaurants* Mixed-use (commercial and residential) developments*	Business sign Off-street parking lot or garage used exclusively for the parking of motor vehicles Antennas, communications towers, antenna towers, monopoles, associated buildings, structures and equipment	No minimum, except Gasoline service station Interior lot Corner lot	10,000 square feet 5,000 square feet	100 50	Commercial use or mixed-use (commercial and residential) development on a single lot Planned development group	60 35	Commercial use or mixed-use (commercial and residential) development, plus Landscaped buffer area as specified in § 450-36C	20	None	None	20	35	Parking and loading as specified in § 450-41E and F, respectively *See additional requirements as specified in §§ 450-47, 450-48, 450-49, 450-50 and 45-51, as appropriate Uses subject to performance standards as specified in § 450-43 Site plan review as specified in § 450-66
R-5, Multiple Residence/ Medium Density	As in R-4, plus Attached dwellings* Church, including parish house, convent and rectory Multiple dwelling Planned residence development group Social club or lodge Senior housing community ⁹	As in R-4, plus Off-street parking lot or garage Antennas, including satellite dish antennas	1- or 2-family residence, social club Multiple dwellings 1st 3 dwelling units Each additional unit Other Church, attached dwelling, planned development	4,000 square feet 5,000 square feet 1,500 square feet As in R-4 10,000 square feet	40 50 As in R-4 100	As in R-4, plus Multiple dwelling on Planned residence development Other uses	As in R-4 30 20 35	Residence uses, except Attached dwellings: side yard requirements apply to side units only Other uses	20 25	5 10	15 20	25 25	45	Parking as specified in § 450-16E *Attached dwellings: see § 450-40B Site plan review as specified in § 450-66 For multiple dwellings, provide 100 square feet of usable open space per dwelling unit

Parking Regulations Excerpts

Use	Minimum Required Spaces	Use	Minimum Required Spaces
General commercial uses not otherwise specified	1 for each 1,000 square feet of floor area or 1 for each 2 employees on maximum shift, whichever is greater	Retail shops and stores, including group development	1 for each 200 square feet of floor area
Office uses in commercial or residential buildings	1 for each 300 square feet of floor area	Residences, one- or two-family	1 for each dwelling unit
Restaurants, bars, diners and other eating places	1 for each 5 seats	Residence, multi-family	1 per dwelling unit, plus ½ for each bedroom or sleeping room