

Village of Tivoli: District Schedule of Area and Bulk Regulations

Zoning District	Minimum Land Area per Dwelling (density) ^(a)	Lot Width		Principal Building Setbacks			Accessory Building Setbacks			Maximum Lot Coverage	Maximum Building Coverage	Maximum Building Height		Maximum Building Width	Minimum Area Per Dwelling
		At street	At front building line	Front ^(b)	Side (each)	Rear	Front	Side (each)	Rear			Principal Building	Accessory Building		
R15,000	15,000 sf	50' min 80' max	50' min 80' max	20' min 50' max ^(c)	(d)	25' min	(e)	10' min	10' min	35%	(f)	35'	25'	48'	See § 231-28
R1A	1 acre	75' min 125' max	75' min 125' max	40' min ^(g) 70' max ^(g)	(d)	25' min	(e)	10' min	10' min	30% ^(h)	(f)	35'	25'	48'	See § 231-28
R2A	2 acres	100' min	100' min	50' min ⁽ⁱ⁾	35' min ^(j)	35' min ^(k)	(e)	10' min	10' min	25%	–	35'	30'	58' ^(l)	See § 231-28
R3A	3 acres	100' min	250' min	150' min	50' min	50' min	50' min	50' min	50' min	20%	–	35'	35'	–	See § 231-28
GB	–	20' min	20' min	(m)	(n)	(n)	–	(n)	(n)	90%	60%	35'	35'	–	See § 231-28
RB	1 acre	200' min	200' min	50' min	30' min	35' min	50' min	30' min	35' min	30% ^(o)	(p)	35'	30' ^(q)	48' ^(r)	See § 231-28
LC	–	–	300' min	80' min	50' min	50' min	50' min	50' min	50' min	20%	–	35'	35'	–	–
H-O	See § 231-22.2 for special Area and Bulk Regulations that apply in the Historic Overlay District														
PS-O	See § 231-22.3 for special Area and Bulk Regulations that apply in the Pine Street Overlay District														

NOTES:

- ^(a) See definition of “Area, land” in § 231-4.
- ^(b) Does not include a front open porch, which may encroach a maximum of 10 into the front yard setback.
- ^(c) Except for lots in the R15,000 District fronting Washburn Street, Feroe Street, and Broadway west of the White Clay Kill, where the maximum front yard setback shall be 30.
- ^(d) There shall be two side yards with a total width of not less than 30 feet. The width of the narrower of the two side yards shall not be less than 1/3 of the total of the two side yards.
- ^(e) Accessory buildings must be set back a minimum of 20 from the front building line of the principal building.
- ^(f) Same as the H-O District, see § 231-22.2G.
- ^(g) Except for lots in the R1A District fronting Pine Street, where the minimum front yard setback shall be 20 and the maximum shall be 30.
- ^(h) Except for lots in the R1A District fronting Pine Street, which shall be permitted a maximum lot coverage of 35%.
- ⁽ⁱ⁾ No maximum specified, except for lots in the R2A District fronting Broadway east of the White Clay Kill, which shall have a maximum front yard setback of 100.
- ^(j) Except for lots in the R2A District fronting Broadway east of the White Clay Kill, where the minimum side setback shall be the same as the R1A District.
- ^(k) Except for lots in the R2A District fronting Broadway east of the White Clay Kill, where the minimum rear setback shall be 25.

- ^(l) Except for lots in the R2A District fronting Broadway east of the White Clay Kill, where the maximum building width shall be 48.
- ^(m) The front yard setback of any new construction or renovation may be as close, but no closer, to the edge of the road pavement than either of the existing adjacent buildings.
- ⁽ⁿ⁾ Buildings can be sited as close to the side and rear property line as permitted by the NYS Uniform Fire Prevention and Building Code.
- ^(o) Except for non-residential uses which shall be permitted a maximum lot coverage of 40%.
- ^(p) Same as H-O District (see § 231-22.2G), except for non-residential uses, which shall be permitted the following when they are the only use on the property: maximum building size of a principal building shall be 7,500 sq. ft. and maximum building footprint shall be 5,000 sq. ft.; maximum building size of an accessory building shall be 5,000 sq. ft. and maximum building footprint shall be 2,600 sq. ft.; all accessory buildings in the aggregate shall have a maximum building size of no more than 2,600 square feet. In cases where there are both residential and non-residential uses on the same parcel, the residential use shall be the same as the H-O District (§ 231-22.2G) and the total building size and footprint of all buildings on the parcel shall be subject to the limits stated herein for non-residential uses.
- ^(q) Except for non-residential uses which shall be permitted a maximum building height for accessory structures of 35.
- ^(r) Except for non-residential uses which shall have no maximum building width specified.