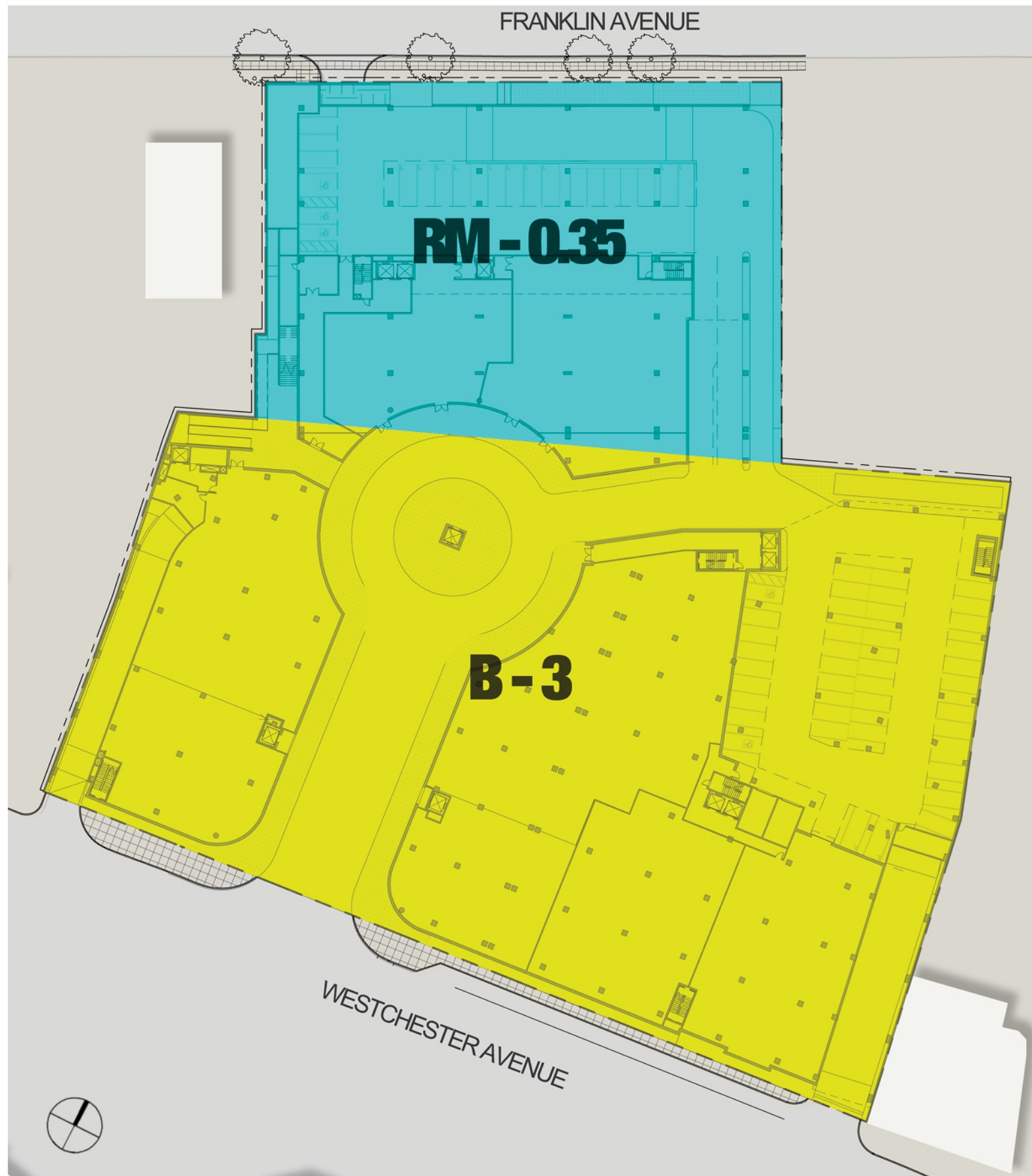




ZONING ORDINANCE OF THE CITY OF WHITE PLAINS (1981, 2007)

RM 0.35 ZONE			
30-36 FRANKLIN AVE (RM 0.35 DISTRICT) 38-40 FRANKLIN AVE (RM 0.35 DISTRICT) 42-44 FRANKLIN AVE (RM 0.35 DISTRICT) 80-88 WESTCHESTER AVE (RM 0.35 & B-3 DISTRICTS)			
ISSUE	SECTION	ORDINANCE REQUIREMENT	REMARKS
ZONE DISTRICT		RM 0.35	
LOT AREA		RM 0.35: 41,933 SF	
USES	SECTION 5.2	RM 0.35: MULTI FAMILY DWELLING, RESTAURANT, PARKING GARAGE	
MAXIMUM BUILDING COVERAGE	TABLE 5.3, COLUMN 2	RM 0.35: 60% MAX	25,160 SF MAX ALLOWED
MAXIMUM "FLOOR AREA RATIO"	TABLE 5.3, COLUMN 5	RM 0.35: N 3.2 (NON RESIDENTIAL)	134,186 SF MAX ALLOWED NON RESIDENTIAL
MINIMUM "LOT" DIMENSIONS	TABLE 5.3, COLUMNS 6-9	RM 0.35	
		LOT AREA: MINIMUM 10,000 SF	COMPLIES
		DWELLING UNIT AREA: 350SF/UNIT	120 DWELLING UNITS ALLOWED
		FRONTAGE: MINIMUM 75'	COMPLIES
MINIMUM REQUIRED "YARD" DIMENSIONS	FRONT YARDS; TABLE 5.3, COLUMN 10 SIDE YARDS; TABLE 5.3, COLUMNS 11 & 12 REAR YARD; TABLE 5.3, COLUMN 13	RM 0.35: 10'	
		RM 0.35: 15' FOR ONE SIDE; 30' FOR TWO SIDES	
		RM 0.35: 30'	
		RM 0.35: 125'; 6 STORIES; ADD'L STORIES W/ 20' FRONT YARD SETBACK	MEAN AVG GRADE: 164.07'; RM 0.35 IS 11 STORIES + PENTHOUSE
PARKING & LOADING	SECTION 8.3	RM 0.35:	OFF-"STREET" PARKING AND LOADING REQUIREMENTS DEPENDENT ON USE
*REFERS TO TABLE 5.3 RESIDENTIAL & NON-RESIDENTIAL			

B-3 ZONE			
80-88 WESTCHESTER AVE (RM 0.35 & B-3 DISTRICTS) 62 WESTCHESTER AVE (B-3 DISTRICT) 64-68 WESTCHESTER AVE (B-3 DISTRICT) 70 WESTCHESTER AVE (B-3 DISTRICT) 84-88 WESTCHESTER AVE (B-3 DISTRICT) 92-98 WESTCHESTER AVE (B-3 DISTRICT)			
ISSUE	SECTION	ORDINANCE REQUIREMENT	REMARKS
ZONE DISTRICT		RM 0.35 / B-3	
LOT AREA		B-3: 103,251 SF	
USES	SECTION 5.2	B-3: SENIOR LIVING, HOTEL, RETAIL, HEALTH CLUB, OFFICE, MOTOR VEHICLE SALES AND SERVICE, PARKING GARAGE	
MAXIMUM BUILDING COVERAGE	TABLE 5.3, COLUMN 2	B-3: 80% MAX	82,601 SF MAX ALLOWED
MAXIMUM "FLOOR AREA RATIO"	TABLE 5.3, COLUMN 5	B-3: N 2.0 (NON RESIDENTIAL)	206,502 SF MAX ALLOWED NON RESIDENTIAL
MINIMUM "LOT" DIMENSIONS	TABLE 5.3, COLUMNS 6-9	B-3	
		LOT AREA: NO REQUIREMENT	
		DWELLING UNIT AREA: 800SF/UNIT	130 DWELLING UNITS ALLOWED
		FRONTAGE: NO REQUIREMENT DEPTH: NO REQUIREMENT	
MINIMUM REQUIRED "YARD" DIMENSIONS	FRONT YARDS; TABLE 5.3, COLUMN 10 SIDE YARDS; TABLE 5.3, COLUMNS 11 & 12 REAR YARD; TABLE 5.3, COLUMN 13	B-3: 5'	
		B-3: 0'	
		B-3: 15'	
		B-3: 50'; 4 STORIES	MEAN AVG GRADE: 164.07'; B-3 IS 57' WITH 4 STORIES + ROOF
PARKING & LOADING	SECTION 8.3	B-3:	OFF-"STREET" PARKING AND LOADING REQUIREMENTS DEPENDENT ON USE
*REFERS TO TABLE 5.3 RESIDENTIAL & NON-RESIDENTIAL			