

**VILLAGE OF TIVOLI: AREA & BULK REGULATIONS**  
**[changes from & additions to current Bulk Regs are in BOLD]**

| Zoning Districts                 |  |  |         |               |                   |               |
|----------------------------------|--|--|---------|---------------|-------------------|---------------|
|                                  | R15  | R15  | R1A     | R1A           | R2A               | R2A           |
|                                  | Montgomery;<br>Spring;B'way<br>East of Creek;<br>Tivoli Acres;<br>Friendship St. | Washburn<br>Feroe;<br>B'way west<br>of Creek | Pine St | all<br>others | B'way<br>Gateway* | all<br>others |
| A. MIN LAND AREA<br>PER DWELLING | 15,000sf   | 15,000sf                                     | 1acre   | 1acre         | 2acres            | 2acres        |

**B. VARIOUS REQUIREMENTS**

|  |            |            |            |             |             |                |
|--|------------|------------|------------|-------------|-------------|----------------|
| B1. minimum lot<br>frontage width @ street     | 50'        | 50'        | 50'        | <b>100'</b> | <b>100'</b> | <b>100'***</b> |
| B2. minimum width<br>of lot at front bldg line | <b>50'</b> | <b>50'</b> | <b>50'</b> | <b>100'</b> | <b>100'</b> | <b>100'</b>    |
| B3. maximum lot<br>coverage                    | <b>35%</b> | <b>35%</b> | <b>35%</b> | 30%         | <b>25%</b>  | <b>25%</b>     |

**NOTE: Coverage includes the entire unvegetated, “man-made” area of the lot including, but not limited to, the area covered by all principal and accessory structures; plus driveways, patios, terraces, decks, pools, sports courts, tennis courts, and impervious paved areas.**

|  |  |  |  |  |  |            |
|--|--|--|--|--|--|------------|
| <b>Bldg siting &amp; width</b>         |  |  |  |  |  |            |
| <b>B4. Façade siting:</b>              | Facades shall be built parallel to the principal frontage line ==> |  |  |  |  | N/A        |
| <b>B5. Maximum<br/>building width:</b> | The total width of a building can be no greater than 48' =====>    |  |  |  |  | <b>58'</b> |

**NOTE: Width is measured parallel to the street at the building’s widest point. “Building” includes all attached and enclosed structures including bays, garages, projections, etc.**

**\*Broadway Gateway includes lots adjacent to Broadway running west from Route 9G to R15 beginning at Clay Hill intersection [on the north side] and the bridge [on the south side]**  
**\*\*We recommend that parcels in R2A [“all others”] be developed according to the principles of “cluster development”, within the limits of “minimum land area per dwelling”. For example, a 20 acre parcel in R2A can still only support a maximum of 10 dwellings. Road frontage minimum in R2A can be reduced if parcels are developed according to cluster development regulations [see Recommendations for Further Action].**

Zoning Districts

|   |   |                |                      |                          |                      |
|---|---|----------------|----------------------|--------------------------|----------------------|
| R15<br>Montgomery;<br>Spring;B'way<br>East of Creek;<br>Tivoli Acres;<br>Friendship St. | R15<br>Washburn<br>Feroe;<br>B'way west<br>of Creek | R1A<br>Pine St | R1A<br>all<br>others | R2A<br>B'way<br>Gateway* | R2A<br>all<br>others |
|---|---|----------------|----------------------|--------------------------|----------------------|

**C. BUILDING SETBACKS: PRINCIPAL BUILDING**

|  |         |         |         |         |          |                   |
|--|---------|---------|---------|---------|----------|-------------------|
| <b>C1. front setback<br/>[min-max]</b> | 20'-50' | 20'-30' | 20'-30' | 40'-70' | 50'-100' | 50' min<br>no max |
|--|---------|---------|---------|---------|----------|-------------------|

**NOTE: Setbacks are measured from the edge of road pavement to the front façade of the house.**  
**NOTE: Setbacks do not include the front porch; open porches may encroach up to 10 feet into the setback.**  
**NOTE: Minimum and maximum setbacks are broad ranges reflecting neighborhood norms. To maintain a harmonious street front, the setback of any new construction or renovation may be as close but no closer to the road than either of the existing adjacent setbacks, even if these existing structure setbacks are non-conforming.**

|  |   |  |  |  |  |                     |
|--|---|--|--|--|--|---------------------|
| <b>C2. side setback<br/>allowances</b> | There shall be two side yards with a total width of not less than 30'.<br>The width of the narrower of the two side yards shall not be less than<br>1/3 of the total of the two side yards. |  |  |  |  | 35' on<br>each side |
|--|---|--|--|--|--|---------------------|

|                         |     |     |     |     |     |     |
|-------------------------|-----|-----|-----|-----|-----|-----|
| <b>C3. rear setback</b> | 25' | 25' | 25' | 25' | 25' | 35' |
|-------------------------|-----|-----|-----|-----|-----|-----|

**D. BUILDING SETBACKS: ACCESSORY BUILDINGS**

|                          |   |  |  |  |  |  |
|--------------------------|---|--|--|--|--|--|
| <b>D1. front setback</b> | Accessory buildings must be set back a minimum of 20' from the front façade of the principal building |  |  |  |  |  |
|--------------------------|---|--|--|--|--|--|

|                         |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|
| <b>D2. side setback</b> | There shall be two side yards with a total width of not less than 30'. The width of the narrower of the two side yards shall not be less than 10'. |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|

|                         |     |     |     |     |     |     |
|-------------------------|-----|-----|-----|-----|-----|-----|
| <b>D3. rear setback</b> | 10' | 10' | 10' | 10' | 10' | 10' |
|-------------------------|-----|-----|-----|-----|-----|-----|

**NOTE: Accessory buildings include all structures built on a permanent foundation including, but not limited to, garages, barns, and studios.**

Zoning Districts

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|--|---|----------------|----------------------|--------------------------|----------------------|

**E. BUILDING HEIGHT** [as measured from the center line of the roof slope]

|                        |     |     |     |     |     |     |
|------------------------|-----|-----|-----|-----|-----|-----|
| E1. principal building | 35' | 35' | 35' | 35' | 35' | 35' |
| E2. accessory bldgs    | 25' | 25' | 25' | 30' | 30' | 30' |

**F. BUILDING SIZE: PRINCIPAL BUILDING** [square footage is measured as follows: first floor = gross sf, i.e. external footprint of the structure; second and third floors = net sf; i.e. internal measurements]

|   |        |        |        |        |        |     |
|---|--------|--------|--------|--------|--------|-----|
| F1. principal bldg<br>max sq footage*** | 2600sf | 2600sf | 2600sf | 2600sf | 2600sf | N/A |
|---|--------|--------|--------|--------|--------|-----|

\*\*\*NOTE: Included in total square footage is any accessory building, including a garage, that is attached to the principal building. "Attached" is defined as co-joined by an enclosed space.

|  |        |        |        |        |        |     |
|--|--------|--------|--------|--------|--------|-----|
| F2. principal bldg<br>max footprint/coverage | 1750sf | 1750sf | 1750sf | 1750sf | 1750sf | N/A |
|--|--------|--------|--------|--------|--------|-----|

NOTE: The footprint includes attached garages and excludes unenclosed covered porches.

**G. BUILDING SIZE: ACCESSORY BUILDINGS**

|   |   |        |        |        |        |     |
|---|---|--------|--------|--------|--------|-----|
| G1. max sq footage<br>of any one accessory bldg | 1300sf  | 1300sf | 1300sf | 1300sf | 1300sf | N/A |
| G2. max footprint<br>of any one access' bldg    | 750sf   | 750sf  | 750sf  | 750sf  | 750sf  | N/A |
| G3. access'ry bldg bulk                         | Total sq footage of all accessory buildings combined cannot exceed 2600sf |        |        |        |        | N/A |

**H. GARAGE SITING** No garage doors are permitted facing the street as any part of the house façade or on the same plane as the façade. See "Architectural Guidelines" for preferred siting of garages.