

September ZBA  
Rye Civic League Notes

By the numbers

1. 13 applications scheduled
  - a. 10 continued
  - b. 3 approved
  - c. 1 of the 3 approved was a waiver
2. No demolitions
3. 2 wetland impacts
4. 2 setback impacts
5. May to September most impacted
  - a. Wetland Buffer
  - b. Setbacks
6. Really will try to get year to date before the year is over

**May - September 2021**

Section	Description	Count
<b>190-3.1.H.2(a)</b>	<b>Buffer restriction: Surface alteration by the addition of fill, excavation or dredging is prohibited</b>	9
<b>190-2.4.C(2)</b>	<b>General Residence: There shall be on each side of every building a side yard having a minimum width of 20 feet</b>	8
<b>190-3.1.H.2(g)</b>	<b>Buffer restriction: Uses not listed are prohibited</b>	7
<b>190-6.3.A</b>	<b>Nonconforming buildings and structures: expansion</b>	7
<b>190-2.4.C(1)</b>	<b>General Residence: There shall be behind every building a rear yard having a minimum depth of 1/4 of the depth of the lot or 30 feet, whichever is the less.</b>	6
<b>190-2.4.C(3)</b>	<b>General Residence: There shall be in front of every building a front yard having a minimum depth of 30 feet,</b>	6
<b>190-2.4.C(5)</b>	<b>General Residence: No dwelling shall occupy more than 30% of its lot</b>	4
<b>190-3.1.H.2(f)</b>	<b>Buffer restriction: Special exception</b>	4
<b>190-2.3.C(1)</b>	<b>Single Residence: There shall be behind every building a rear yard having a minimum depth of 1/4 of the depth of the lot or 30 feet, whichever is the less.</b>	3
<b>190-3.1.H.2(b)</b>	<b>Buffer restriction: Septic systems are prohibited</b>	3
<b>190-3.4.E</b>	<b>Within the Coastal Area District, no dwelling shall occupy more than 15% of its lot</b>	3
<b>190-6.3.B</b>	<b>Nonconforming buildings and structures: destruction</b>	3
<b>190-2.3.C(2)</b>	<b>Single Residence: There shall be on each side of every building a side yard having a minimum width of 20 feet</b>	2
<b>190-2.3.C(3)</b>	<b>Single Residence: There shall be in front of every building a front yard having a minimum depth of 40 feet,</b>	2
<b>190-5.3.C.3</b>	<b>Condominium conversions: The off-street parking requirements of the Town of Rye existing as of the date of the request for condominium conversion must be met</b>	2

<b>190-2.2.D.2(a)(2)</b>	<b>Lots with 2 more more dwellings. Enlarge dwelling</b>	<b>1</b>
<b>190-2.2.D.2(a)(3)</b>	<b>Lots with 2 more more dwellings. Adding decks</b>	<b>1</b>
<b>190-2.2A.D(1)</b>	<b>Two family homes on one lot</b>	<b>1</b>
<b>190-2.3.C(5)</b>	<b>Single Residence: No dwelling shall occupy more than 15% of its lot</b>	<b>1</b>
<b>190-2.3A</b>	<b>Two family homes on one lot</b>	<b>1</b>
<b>190-3.1(2)</b>	<b>Non-forestry: cutting of trees for non-forestry purposes</b>	<b>1</b>
<b>190-3.1.G(2)</b>	<b>Wetlands: Special Exception. Driveway</b>	<b>1</b>
<b>190-3.1.H.2(c)</b>	<b>Buffer restriction: Use for permitted uses as long as there is no surface alteration</b>	<b>1</b>
<b>190-3.1.H.2(g)</b>	<b>Buffer restriction: Special exception</b>	<b>1</b>
<b>190-3.4.D</b>	<b>Within the Coastal Area District, no building or structure shall exceed 28 feet in height as measured from existing grade</b>	<b>1</b>
<b>190-7.1.(A)(3)</b>	<b>Special exception: Driveway</b>	<b>1</b>