

Zoning
Maple Union District
Village of Westbury
Schedule of Regulations¹

District	Classifications (Refer to Article XXXIX for specific uses and other regulations)	Minimum Plot Area (square feet) per Dwelling Unit	Minimum Plot width for Dwellings (feet)	Maximum Building Coverage of Plot (%)	Maximum Height of Building Without Bonuses		Maximum Height of Building With Bonuses		Minimum Yard Dimensions			Minimum Floor Area for Dwellings (square feet of clear floor area)
					(stories)	(feet)	(stories)	(feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
MU-RI	Attached housing and townhouses (See § 248-351 for uses etc.)	1480	100	30	3	40	3	40	0	10 feet	0	
MU-R2	Mixed use Multiple dwelling residential (See § 248-352 for uses etc.)	1110	100	40	3	40	3	40	0	10 feet	10 feet	Micro 350 Studio 550 One bedroom 750 Two bedroom 950 Three bedroom 1150
MU-R3	Multiple dwelling residential (See § 248-353 for uses etc.)	740	100	40	3	40	4	50	0	0	0	Micro 350 Studio 550 One bedroom 750 Two bedroom 950 Three bedroom 1150
MU-R4	Mixed use Multiple dwelling residential (See § 248-354 for uses etc.)	430	100	50	3	40	5	65	0	0	0	Micro 350 Studio 550 One bedroom 750 Two bedroom 950 Three bedroom 1150
MU-R5	Mixed use Multiple dwelling residential (See § 248-355 for uses etc.)	430	100	50	3	40	5	65	0	0	0	Micro 350 Studio 550 One bedroom 750 Two bedroom 950 Three bedroom 1150

¹ The Board of Trustees expressly reserves to itself the right to grant bonuses exceeding those set forth in the Schedule of Regulations, if it deems such appropriate. (See § 248-359(c))

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					(stories)	(feet)	(stories)	(feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
MU-R6	Mixed use Multiple dwelling residential (See § 248-356 for uses etc.)	430	100	50	3	40	5	65	0	0	0	Micro 350 Studio 550 One bedroom 750 Two bedroom 950 Three bedroom 1150
MU-R7	Mixed use Multiple dwelling residential (See § 248-357 for uses etc.)	740	100	40	3	40	4	50	0	0	0	Micro 350 Studio 550 One bedroom 750 Two bedroom 950 Three bedroom 1150

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