

B-3 ZONING OVERVIEW

130 S LEXINGTON AVENUE | WHITE PLAINS, NY 10601 | WESTCHESTER COUNTY



ZONING	B-3
SITE	~0.14 AC / ~6,100 SF*
BLDG. EST.	16,545 SF*
FRONTAGE	~50 FT*
DEPTH	~124 FT*
EXISTING USE	RELIGIOUS / CHURCH

TRINITY UNITED METHODIST CHURCH | BUILDING NAME: TRINITY METHODIST CHURCH

INTERMEDIATE BUSINESS DISTRICT - The City of White Plains describes B-3 as a general retail district accommodating a wide variety of retail, office and service uses, together with multi-family dwellings, primarily along major arterial commercial streets. The subject property is identified as B-3 in the supplied property materials.

B-3 USE SNAPSHOT

PERMITTED PRINCIPAL USES (SELECTED) • Multi-family dwellings • Commercial indoor recreation facilities • Theaters • Churches / places of worship • Public schools • Nursery schools / day care centers • Universities, colleges or seminaries • Business or professional offices • Retail stores and customary personal services • Banks • Business or trade schools • Libraries, museums or art galleries • Bars • Mortuaries / funeral homes • Medical laboratories	SPECIAL PERMIT / CONDITIONAL REVIEW (SELECTED) • Health clubs • Membership clubs • Private elementary / secondary schools • Domiciliary care facilities / community residences / rooming houses • Hotels / extended-stay hotels • Restaurants / cafeterias; cafes; outdoor dining • Veterinary hospitals • Motor vehicle sales / rental and service stations • Commercial parking lots • Stacked attendant parking (CPA conditions apply)
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BULK & DEVELOPMENT FRAMEWORK

STANDARD	B-3 SUMMARY	NOTES
Maximum building coverage	80%	Special rules may apply in the Central Parking Area (CPA).
Non-residential FAR	2.00	In the CPA, non-residential FAR may be increased by 0.5 by Common Council special permit.
Minimum lot area per dwelling unit	800 SF	400 SF in CPA; other exceptions apply to certain larger or affordable-housing sites.
Front yard setback	5 FT	Subject to ordinance definitions and site-specific conditions.
Rear yard setback	15 FT	Verify applicability to the proposed redevelopment plan.
Maximum stories / height	4 stories / 50 FT	Residential floors may exceed the stated height under specified special-permit conditions.
Accessory structure height	15 FT	Additional separation and rear-yard standards may apply.

REDEVELOPMENT CONTEXT 130 S Lexington Avenue has been condemned by the City of White Plains. The property is being offered STRICTLY AS-IS and should be evaluated as a tear-down / substantial gut-renovation redevelopment opportunity. Any demolition, renovation, adaptive reuse, residential, mixed-use, or commercial redevelopment is subject to City approvals, zoning requirements, purchaser due diligence, and all applicable permits.	IMPORTANT This is a marketing summary, not a zoning opinion or legal determination. Purchasers and their architects, engineers and land-use counsel should independently confirm zoning, CPA status, permitted uses, parking, dimensional compliance, utilities, property condition and all required municipal approvals.
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*Property dimensions and building estimate are based on the supplied tear sheet/RPR-public record summary and must be independently verified.