

ZONING

177 Attachment 2

Village of Islandia

RESIDENCE DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS
 [Amended 2-1-1996 by L.L. No. 2-1996; 7-10-1997 by L.L. No. 2-1997; 10-3-2002 by L.L. No. 4-2002;
 3-7-2005 by L.L. No. 1-2005; 5-30-2006 by L.L. No. 3-2006]

District	Low-Density Residential		Medium-Density Residential		Multifamily Residential				MF-18 Residential Owner-Occupied Condominiums
	Single-Family	Other Permitted Uses	Single-Family	Other Permitted Uses	Single-Family	Two-Family	Apartment/Town House	Other Permitted Uses	
Minimum plot area (square feet)	20,000	40,000	11,250	30,000	7,500	15,000	40,000	20,000	520,000
Minimum plot width (feet)	100	150	75	100	75	100	200	100	200
Maximum height of buildings (stories)	2½	2½	2½	2½	2½	2½	2	2	8
(feet)	35	35	35	35	35	35	35	35	100
Minimum front yard depth (feet)	40	50	40	40	25	25	30	25	50
Corner lot - from side street	30	40	30	30	25	25	30	25	40
Through lot - both front yards	40	50	40	40	25	25	30	25	40
Minimum side yard widths (feet)									
Any one	18	25	14	20	10	15	50	15	40
Total for both	36	50	28	40	20	35	100	35	80

ISLANDIA CODE

**RESIDENCE DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS
(Cont'd)**

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	Single-Family	Other Permitted Uses	Single-Family	Other Permitted Uses	Single-Family	Two-Family	Apartment/Town House	Other Permitted Uses	
Use	Single-Family	Other Permitted Uses	Single-Family	Other Permitted Uses	Single-Family	Two-Family	Apartment/Town House	Other Permitted Uses	MF-18 Residential Owner-Occupied Condominiums
Minimum rear yard depth (feet)	25	40	25	25	25	25	50	25	40
Maximum floor area ratio (FAR)	0.25	0.25	0.25	0.25	0.25	0.25	0.30	0.35	0.65-0.80
Accessory building or structure:									
Percentage of total lot area	.10		.10		.10		.10	.10	.10
Percentage of rear yard	.25		.25		.25		.25	.25	.25
Maximum height (feet)	16		16		16		16	16	18
Minimum distance from lot lines									
Front	85		60		50		80	50	80
Corner lot - from side street	60		50		50		80	50	50
Side	4		4		4		4	4	25
Rear	4		4		4		4	4	25
Notes	a,b,d,i		a,b,c,d		b,d,h		b,e,f,g,h		k,l

ZONING

NOTES:

- a. The provision hereof shall not apply to the height of a church or similar place of worship, flagpole, tower, stack, standpipe, refrigeration or compression coil, monument, chimney, water tank or elevator, but shall be subject to Planning Board approval.
- b. A lot need not have the required width throughout so long as said lot has the minimum required width as measured parallel to and 40 feet (25 feet in the Multifamily Residential District) back from the front property line, and said lot has frontage on a cul-de-sac curvilinear road where the side lines of the lot are straight but not parallel and has a minimum width of 50 feet at the front property line and said lot otherwise complies with all requirements of this chapter.
- c. In a Medium-Density Residence District where the width of lot is 100 feet at thirty-foot setback line or more throughout, the front yard setback may be a minimum of 30 feet.
- d. The gross floor area of all accessory buildings or structures, individually or combined, shall not exceed 576 square feet.
- e. The minimum required plot area for an apartment house or town house shall be 40,000 square feet and not less than 7,260 square feet of lot area for each unit in such apartment house or town house.
- f. For apartment house and town house development, more than one principal building shall be permitted on the lot, provided that no building is closer than 50 feet to any other building, and provided that no single building is closer to the front, rear or side lot lines than the minimum yard requirements in the above table.
- g. No parking shall be permitted in the front yard of any apartment house or garden apartment.
- h. The space in a side yard shall be open and unobstructed except for permitted encroachments or other features of a strictly landscape or ornamental character.
- i. The dimensional regulations for the Low-Density Residential District shall also apply to the Agricultural District.
- j. The maximum height of an adult home in a multifamily residential district is three stories not to exceed 40 feet.
- k. In addition to the minimum setback specified in the table, for each one foot of building height in excess of 50 feet, an additional setback of one foot shall be provided.
- l. Additional FAR up to 0.80 may be permitted if development bonuses are provided as set forth in Article XI.
- m. A detached garage in a rear yard in all residential districts shall have a minimum ten-foot setback from side and rear yard property lines, a maximum height of 19 feet, and shall not be utilized for business purposes. [Added 8-9-2005 by L.L. No. 9-2005]