

ZONING

177 Attachment 4

VILLAGE OF ISLANDIA

NONRESIDENCE DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS
[Amended 2-1-1996 by L.L. No. 2-1996; 7-29-1998 by L.L. No. 6-1998; 8-6-1998 by L.L. No. 9-1998; 12-2-1999 by L.L. No. 7-1999; 1-2-2003 by L.L. No. 2-2003]

District	NR	HC	CR	P	O	OI	I
Minimum plot area (square feet)	15,000	20,000	25 acres	20,000	40,000	20,000	20,000
Minimum plot width (feet)	100	100	500	100	100	100	100
Maximum height of buildings (stories)	2	2	4	2	4	4	4
(feet)	35	35	48	35	60	60	60
Minimum front yard depth (feet)	25	25	100	25	50	50	50
Corner lot - facing side street	25	25	50	25	25	25	25
Through lot - both front yards	25	25	100	25	50	50	50
Minimum side yard widths (feet)	10	10	50	15	25	10	10
Plots adjoining residential use	25	25	50	25	50	50	50
Minimum rear yard depth (feet)	10	10	50	35	25	25	25
Plots adjoining residential use	25	25	50	35	50	50	50
Maximum floor area ratio (FAR)	.35	.35	.35	.25	.35	.35	.35
Maximum FAR with development bonus	--	--	--	--	.45	.45	.45
Minimum landscaped area (percent of lot area)	.30	.20	.30	.30	.40	.30	.20
Accessory building or structure:							
Percentage of total lot area	.25	.10	.10	.10	.10	.10	.10
Percentage of rear yard	.25	.25	.25	.25	.25	.25	.25
Maximum height (feet)	18	18	18	18	18	18	18
Minimum distance from lot lines							
Front	35	35	80	35	80	80	80
Side	10	10	15	10	10	10	10
Rear	10	10	25	10	10	10	10
Adjoining residential	25	25	25	15	25	25	25
Notes	a,b,d,h ,i,l,m,n	b,d,h,i ,l,m,n	b,i,l,m	c,f,g,m	b,d,e, ,j,k,l	b,d,j,k, l	b,d,l

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**NONRESIDENCE DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS
(continued)**

NOTES:

- a. See § 177-64 for additional requirements for automobile service stations.
- b. The provision hereof shall not apply to the height of a skylight which occupies less than 15% of the roof area and does not exceed 1/3 of the height of building.
- c. Definition. HEIGHT OF A STRUCTURE OR BUILDING -- The vertical distance from the average finished grade at the perimeter of the building to the highest point of the building or structure. The "highest point" shall include heating, ventilation and air-conditioning equipment, parapets, stairway and elevator bulkheads and all rooftop projections.
- d. 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.
- e. If the site to be improved is in single ownership, exceeds 75 acres and will be developed as a single lot, the following shall apply:
 - (1) Height exception. Principal buildings, including mechanical penthouses, may be erected to a maximum height of 110 feet, provided that:
 - (i) Principal buildings in excess of 60 feet in height are set back from the front, side and rear lot line or lines by at least 100 feet;
 - (ii) Every site plan submitted for review under this height exception shall be deemed a Type I action under SEQR; and
 - (iii) The Building Inspector provides written notification to the Village Board of Trustees indicating consent to the height exception request. Such notification shall be for the purpose of supporting or not supporting the requested height exception only, and shall not be construed as constituting approval of future or pending building permits.
 - (2) Additional structures. Additional principal buildings, accessory buildings and structures shall be allowed in accordance with the following:
 - (i) Principal buildings not in excess of 60 feet in height shall be permitted in the additional fifty-foot setback area required by Item 1(i) but shall comply with all other front, side and rear yard minimum depth requirements for principal buildings.
 - (ii) Dimensional requirements for accessory structures provided in the Nonresidence Districts Table of Dimensional Regulations and § 177-76E shall be superseded by the following:
 - (a) Parking structures shall be permitted in front, side and rear yards but shall comply with setback requirements for principal buildings, shall not exceed 18 feet in height without specific approval for each structure by the Village Board of Trustees and shall not be permitted in front yards adjacent to the Long Island Expressway service roads.
 - (b) Other accessory structures and buildings shall be allowed in front, side and rear yards and shall comply with setback requirements for principal buildings.
 - (3) Development bonuses. If development bonuses are granted, a maximum FAR of .55 may be permitted.
- f. A lot need not have the required width throughout so long as said lot has the minimum required width as measured parallel to and 25 feet 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.
- g. The required space of a side yard shall remain open and unobstructed except for permitted encroachments or other features of a strictly landscape or ornamental character or nature.
- h. Front yard transition. Wherever any side yard of a plot in this district abuts the side yard of a plot in a residence district, the minimum front yard setback for the building shall be equal to the more restrictive front yard so abutted.
- i. Side yard transition. Wherever any side yard of a plot in this district abuts a plot or plots in one or more other use districts, then the minimum required side yard for all main buildings in this district shall be equal to the more restrictive side yard so abutted.

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- j. The minimum required lot area for a hotel shall be five acres and not less than 2,000 square feet of lot area for each sleeping room.
- k. The minimum width of lot for a hotel or motel shall be 150 feet throughout.
- l. Structures designed for and used in connection with mechanical sewerage treatment plants shall not be closer to any property line than 50 feet.
- m. Development bonuses not permitted.
- n. Minimum front yard depth (including corner lots and through lots) shall be 50 feet when adjacent to a state or county road.