

ZONING

340 Attachment 6

Village of Rockville Centre

Chart VI

Area and Bulk Schedule for Multifamily Uses in URCLMA¹

- A. Minimum lot size: 15,000 square feet.
- B. Lot coverage: maximum of 40%.
- C. Maximum height: lesser of 48 feet or four stories.
- D. Minimum setbacks:
 - (1) Front: 20 feet.
 - (2) Side: Not less than 20 feet per side.
 - (3) Rear: 20 feet but 30 feet if yard abuts a residential zone.
 - (4) Corner lots: 20 feet from both street frontages.
- E. Off-street parking: **[Amended 6-6-2005 by L.L. No. 4-2005]**
 - (1) Studio or one bedroom unit: 1.5 spaces per dwelling unit, plus one additional space for each five units.
 - (2) Two or more bedroom unit: 2 spaces per dwelling unit, plus one additional space for each five units.
- F. No multifamily dwelling shall contain more than 18 units per acre. No more than 10% of the units shall contain three or more bedrooms. A den that is separated from a living room shall be counted as a bedroom. **[Added 5-22-2006 by L.L. No. 5-2006; amended 10-16-2007 by L.L. No. 6-2007]**

¹ Editor's Note: This chart was amended by L.L. No. 4-2005, which local law also provided, in pertinent part, as follows: "The purpose of the amendments to Charts IV, V and VI is to meet the objectives of the Board of Trustees by ensuring the adequacy of off-street parking for multifamily uses, in accordance with the needs of a suburban setting. The Board of Trustees finds that requiring additional off-street parking for units with two or more bedrooms is necessary to ensure adequate parking. The Board of Trustees further finds that requiring an additional off-street parking space for each five units will address the need for adequate parking for visitors as well as employees. The Board of Trustees further finds that any use for which a building permit has been issued and has not expired by normal limitation of the Code as of the date of the adoption and filing of this legislation will be grandfathered, and is not subject to the increase in parking requirements as established by this amendment."