

ZONING

340 Attachment 9

Village of Rockville Centre

Table of Area and Bulk Controls for Senior Care Housing

[Added 3-29-1999 by L.L. No. 4-1999; amended 10-25-2004 by L.L. No. 8-2004; 5-1-2017 by L.L. No. 2-2017]

	District							
	Business A	Business A-1	Business AA	Business AAA	Business B	Residence A - M	Business C	Business C2
Minimum lot size (square feet)	40,000	40,000	40,000	40,000	40,000	40,000		
Maximum lot coverage (percent)	90%	90%	40%	90%	40%	40%		
Maximum height (feet)	Not to exceed 48	Not to exceed 18 <sup>3</sup> 36 <sup>4</sup>	Not to exceed 30	Not to exceed 30	Not to exceed 40	Not to exceed 30	Not to exceed 36 <sup>1</sup>	Not to exceed 36 <sup>2</sup>
Minimum setback (feet):								
Front yard	10	10	10	20	10	20		
Side yard	0	0	0	5	0	5		
Rear yard	10	10	10	20	10	20		
Minimum parking spaces:								
Assisted living (per bed)	0.33	0.33	0.33	0.33	0.33	0.33		
Congregate care (per bed)	0.5	0.5	0.5	0.5	0.5	0.5		
Skilled nursing facility (per bed)	0.66	0.66	0.66	0.66	0.66	0.66		

NOTES:

- <sup>1</sup> All other area and bulk requirements for senior care housing in Business C are set forth in Chart VII of Chapter 340.
- <sup>2</sup> All other area and bulk requirements for senior care housing in Business C2 are set forth in Chart VIII of Chapter 340.
- <sup>3</sup> Maximum height is 18 feet where the site is adjacent to a single-family residential use and/or separated from a single-family residential use by a street that is less than 35 feet in width.
- <sup>4</sup> Maximum height is 36 feet where the site is not adjacent to a single-family residential use and/or is separated from a single-family residential use by a street that is greater than 35 feet in width.