

ZONING

99 Attachment 2

Village of Floral Park Schedule of Regulations Part 2

R-2 District

[Amended 12-7-2004 by L.L. No. 10-2004; 6-6-2006 by L.L. No. 4-2006; 7-15-2008 by L.L. No. 5-2008]

District	Uses	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Depth (feet)	Maximum Building Height (feet)	Maximum Building Coverage	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback	Minimum Habitable Floor Area (square feet)	Minimum Parking
R-2	Permitted Uses Single-family detached dwelling and accessory structure	4,000	40	100	35 feet 2 ½ stories	30%	20	Aggregate 15 with no less than 5 on any side	20% or 25 feet, whichever is greater	1,200	1 garage and 1 space
R-2	Permitted Uses Two-family detached dwelling and accessory buildings	6,000	60	100	35 feet 2 ½ stories	30%	20	Aggregate 15 with no less than 5 on any side	20% or 25 feet, whichever is greater	1,000 per unit	1 garage and 1 space
R-2	Special Uses Church or other place of worship Parish house, rectory or Sunday school Public library, fire station, park or playground, public or private school	20,000 20,000 20,000	100 100 100	200 200 200	40 feet 2 ½ stories 40 feet 2 ½ stories 40 feet 2 ½ stories	30% 25% corner 30% 25% corner 30% 25% corner	20 20 20	10 10 10	25 feet 25 feet 25 feet	2,000 2,000 2,000	1 per 200 square feet 1 per 200 square feet 1 per 200 square feet