

ZONING

99 Attachment 4

Village of Floral Park
Schedule of Regulations
Part 4

B-1 District

[Amended 6-6-2006 by L.L. No. 4-2006; 3-6-2007 by L.L. No. 2-2007]

District	Uses	Minimum lot area (square feet)	Minimum frontage (feet)	Maximum building height	Maximum building coverage	Front yard setback	Side yard setbacks	Rear yard setback (feet)	Minimum habitable floor area square (feet)	Minimum parking
B-1	Permitted Uses									
	Retail stores(other than a retail store which prepares, stores or sells food)	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Travel agency	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Real estate office	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Retail insurance office	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Hairdresser, beauty salon	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Barbershop	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Nail salon	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Shoe repair shop	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Dry cleaner	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet

FLORAL PARK CODE

District	Uses	Minimum lot area (square feet)	Minimum frontage (feet)	Maximum building height	Maximum building coverage	Front yard setback	Side yard setbacks	Rear yard setback (feet)	Minimum habitable floor area square (feet)	Minimum parking
B1	Dressmaker, seamstress, or tailor shop	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Retail laundry	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Office of less than 1,500 square feet of gross floor area	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
B-1	Permitted Use One-family residence on second floor only								1,000	2 per unit
B-1	Special Uses Restaurant, diner, tavern, bar and grill									1 per 200 square feet ¹
B-1	Special uses									
	Retail store which prepares, stores or sells food	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Office of 1,500 or more square feet of gross floor area	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Bank, financial institution	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet
	Place of public assembly of less than 20 persons	2,000	20	30 feet 2 ½ stories				10		1 per 250 square feet

NOTES:

¹One space per 200 square feet or one space for every three seats in a dining area and one space for every two seats in a lounge area, whichever formula will result in the greatest number of parking spaces.