

ZONING

99 Attachment 5

Village of Floral Park
Schedule of Regulations
Part 5

B-2 District

[Amended 6-6-2006 by L.L. No. 4-2006]

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-2	Permitted Uses									
	Retail store other than a retail store which prepares, stores or sells food	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Office	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Bank, financial institution	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Repair shop for jewelry, watches, clocks, optical, musical and scientific instruments	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Travel agency	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Real estate office	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Retail insurance office	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Hairdresser, beauty salon	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Barbershop	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Nail salon	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Shoe repair shop	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Dry cleaner	2,000	20	40 feet 4 stories				10		1 per 250 square feet

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B-2	Dressmaker, seamstress or tailor shop	2,000	20	40 feet 4 stories				10		1 per 250 square feet 1
	Retail laundry	2,000	20	40 feet 4 stories				10		per 250 square feet
	One-family residence on second floor only	2,000	20	40 feet 4 stories				10		1 per 250 square feet

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B-2	Permitted Use One-family residence units on second floor only								1,000	2 per unit
B-2	Special Uses Restaurant, diner, tavern, bar and grill, drive-in restaurants									1 per 200 square feet ¹
B-2	Special Uses Retail store which prepares, stores or sells food	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Places of public assembly	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Funeral parlor	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Auto sales room, marine craft sales(excluding gas station and auto repair garage)	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Cleaning or dyeing store without flammable fluid	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Technical or vocational schools	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Medical or dental laboratory	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Commercial greenhouse	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Post office	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Church or other place of worship	2,000	20	40 feet 4 stories				10		1 per 250 square feet

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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
	Nursery school, day-care center	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Electric substation	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Pumping station	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Center for youth activities	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Auto accessories and parts store with indoor installation only	2,000	20	40 feet 4 stories				10		1 per 250 square feet
	Senior citizen multifamily residence	2,000	20	40 feet 4 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.