

ZONING

195 Attachment 1

**Schedule Limiting Height and Bulk of Buildings
Village of New Hyde Park
[Amended 7-18-1995 by L.L. No. 1-1995;
11-16-2000 by L.L. No. 8-2000]**

	Residence Districts	Business Districts	Commercial Districts	Industrial Districts
Maximum stories or height	2½ <hr/> 30 feet, measured from the adjacent grade to roof peak	2½ <hr/> 35 feet	2½ <hr/> 35 feet	2½ <hr/> 35 feet
Setback from building line	Average setback line observed by buildings on same side of street, between 2 intersecting streets	Not over 2 feet	For business: not over 2 feet For residence: same as Residence Districts	None required
Minimum depth front yard	15 feet		For residence: 15 feet	
Maximum depth front yard	25 feet		For residence: 25 feet	
Side yards ¹	--	--	--	--
Rear yards	Not less than 25 feet			
Inner court minimum width	6 feet, but not less than 3 inches for each foot of building height	4 feet, but not less than 1½ inches for each foot of building height. Does not apply to residence in Commercial Districts.		
Inner court minimum area	Twice square of required least dimension			
Outer courts	Minimum width 6 feet, but not less than 8 inches for each foot of building height	Minimum width of 4 feet but not less than 1½ inches for each foot of building height		
Mandatory open spaces	Front yard, 2 side yards, and rear yard		For residence: same as Residence Districts	
Area per family	4,000 square feet			

¹ Note: The following provisions apply to side yards in residence zones:

1. In case of any residential building lot or plot: one side yard of not less than 10 feet, the other side yard to be not less than five feet, both side yards to be open and unobstructed from the ground to the sky.
2. With respect to any minimum mandatory open side yards required under the preceding subsections, the encroachment of any of the following shall not be deemed a violation of such provisions for purposes of this chapter:
 - (a) Any roof eave which is at least 10 feet in height above the surrounding grade and which does not exceed the building line by more than 18 inches.
 - (b) Any chimney which does not exceed the building line by more than 18 inches.
 - (c) Any side-door stoop, not more than 42 inches in height above surrounding grade, and having steps for the unencumbered passage to and from the top platform thereof on both the front and rear sides thereof, only when such stoop does not exceed the building line by more than 36 inches, and only when the same is located within the smaller of the mandatory minimum side yards required by and under this chapter.