

ZONING

200 Attachment 1

Village of Garden City  
Schedule of Regulations  
Part 1<sup>1</sup>

R-40, R-20, R-12, R-8, R6, R-M, R-A, R-T, and H Districts

[Amended 11-16-1967, 6-17-1968, 10-19-1972; 9-6-1979 by L.L. No. 6-1979; 10-16-1989 by L.L. No. 6-1989; 7-16-1992 by L.L. No. 3-1992; 6-3-2004 by L.L. No. 2-2004; 6-1-2006 by L.L. No. 1-2006; 7-21-2011 by L.L. No. 2-2011]

District	Classification (Refer to Article V for uses and other regulations)	Minimum Plot Area (square feet)	Minimum Plot Width for Dwellings (feet)	Maximum Building Coverage of Plot	Maximum Height of Buildings		Minimum Yard Dimensions (Front yards as indicated on Setback Map) (For corner plots, see § 200-51) (For C and I Districts, see §§ 200-48 and 200-50)		Minimum Floor Area for Dwellings (square feet of livable floor area)	Maximum floor Area Ratio (FAR)	District	
					(stories)	(feet)	Side Yards (feet) <sup>7</sup>	Rear Yards (feet)				
R-40	1-family residential (See § 200-16 for uses, etc.)	40,000	160	20%	2 ½	35			60, but need not exceed 25% of depth of plot, provided that on a corner plot not exceeding 110 feet in depth, the rear yard need not exceed 15 feet in depth	2,000	—	R-40
R-20	1-family residential (See § 200-16 for uses, etc.)	20,000	125	20%	2½	35			40, but need not exceed 25% of depth of plot, provided that on a corner plot not exceeding 110 feet in depth, the rear yard need not exceed 15 feet in depth	1,800	—	R-20
R-12	1-family residential (See § 200-16 for uses, etc.)	12,000	100	20%	2½	35			30, but need not exceed 25% of depth of plot, provided that on a corner plot not exceeding 110 feet in depth, the rear yard need not exceed 15 feet in depth	1,800	—	R-12
R-8	1-family residential (See § 200-16 for uses, etc.)	8,000	75	25%	2½	32			25, but need not exceed 25% of depth of plot, provided that on a corner plot not exceeding 110 feet in depth, the rear yard need not exceed 15 feet in depth	1,800	—	R-8
R-6	1-family residential (See § 200-16 for uses, etc.)	6,000	60	25%	2½	30			Same as R-8	1,400	—	R-6
R-T <sup>3</sup>	Residential townhouse (See § 200-16.1 for uses, etc.)	8,000 but not less than 6,000 per townhouse unit or 4,000 per multifamily unit <sup>4</sup>	1-family: 75 Townhouse: 20 Multifamily: 100	25%	1-family: 2½ Townhouse and multifamily: 3	35 35	Multifamily	15	25, but need not exceed 25% of plot depth	1-family: 1,800 Townhouse: 1,200 Multifamily: same as R-M	0.40	R-T
R-M	Multifamily group dwelling (See § 200-17 for uses, etc.)	6,000 but not less than 3,000 per dwelling unit <sup>5</sup>	1-family: 60 Multifamily: 100	25%	2 ½	35	Multifamily	15	1-family: same as R-8 Multifamily: 25 but not more than 25% of plot depth	1-family: same as R-6 Multifamily: subject to § 200-17B	—	R-M
R-A	Multifamily apartment house (See § 200-18 for uses, etc.)	6,000 but not less than 1,200 per dwelling unit <sup>6</sup>	Same as R-M	40%	1-family: 2 ½ Multifamily: 3	35 40	Multifamily	15	1-family: same as R-8 Multifamily: 20	Same as R-M		R-A
H	Hotel (See § 200-19 for uses, etc.)	Same as R-20 District, except 20 acres for hotels <sup>2</sup>	1-family: same as R-20	1-family: 20%	1-family: 2½ Hotel: <sup>2</sup>	35 85	Hotel: <sup>2</sup>	250	1-family: same as R-20 Hotel: 250	1-family: same as R-20 Apartments: as provided in §§ 200-19A and 200-17B	Hotel: <sup>2</sup> 0.84	H

NOTES:

<sup>1</sup> For all permits required from the Board of Appeals or the Board of Trustees, the above regulations may be subject to further limitation pursuant to § 200-70 through and including § 200-72 of this Code.

<sup>2</sup> With or without apartments.

<sup>3</sup> A minimum of 25% of open space is required in R-T Districts.

<sup>4</sup> 2,700 per assisted-living unit.

<sup>5</sup> 2,000 per assisted-living unit.

<sup>6</sup> 800 per assisted-living unit.

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<sup>7</sup> See § 200-46C for side-yard regulations for one-family dwellings.

ZONING

Village of Garden City  
Schedule of Regulations  
Part 2<sup>1</sup>

CO-1, CO-2, CO-3, CO-4, CO-5, C-1, C-R, C-2, C-B, C-3, C-S, C-4 and I Districts

[Amended 11-16-1967; 6-17-1968, 10-19-1972; 9-6-1979 by L.L. No. 6.1979; 10-16-1989 by L.L. No. 6-1989; 7-16-1992 by L.L. No. 3-1992; 6-3-2004 by L.L. No. 2-2004]

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					(stories)	(feet)	Side Yards (feet)	Rear Yards (feet)			
CO-1	Commercial offices limited (See § 200-21 for uses, etc.)	—	—	—		30	—	15	—	1.50	CO-1
CO-2	Commercial offices general (See § 200-22 for uses, etc.)	—	—	—	Commercial: Multifamily: 2½	40 35	—	30	1,400	0.50	CO-2
CO-3	Commercial offices and business (See § 200-23 for uses, etc.)	—	—	—		40	—	15	—	1.30	CO-3
CO-4	Commercial offices and limited business (See § 200-23.1 for uses, etc.)	—	—	—		40	—	15	—	0.90	CO-4
CO-5 <sup>2</sup>	Commercial office and courtrooms (See § 200-23.2 for uses, etc.)	—	—	30%		40	—	20	—	0.60	CO-5
C-1	Commercial offices limited (See § 200-24 for uses, etc.)	—	—	—		15	—	20	—	0.75	C-1
C-R	Commercial restricted (See § 200-25 for uses, etc.)	—	—	—		60	—	—	—	0.666	C-R
C-2	Commercial retail (See § 200-26 for uses, etc.)	—	—	—		40	—	10	—	0.75	C-2
C-B	Commercial central (See § 200-27 for uses, etc.)	—	—	—		60	—	15	—	2.10	C-B
C-3	Commercial general (See § 200-28 for uses, etc.)	—	—	—		40	—	10	—	0.40	C-3
C-S	Commercial special (See § 200-29 for uses, etc.)	—	—	—		25	—	—	—	0.90	C-S
C-4	Commercial retail and business (See § 200-28.1 for uses, etc.)	—	—	—		40	—	15	—	1.30	C-4
I	Commercial offices limited (See § 200-30 for uses, etc.)	—	—	—		50	—	10	—	0.90	I

NOTES:

<sup>1</sup> For all permits required from the Board of Appeals or the Board of Trustees, the above regulations may be subject to further limitation pursuant to § 200-70 through and including § 200-72 of this Code.

<sup>2</sup> A minimum of 25% of open space is required in CO-5 Districts.