

ZONING

*139 Attachment 2*

**Village of Hempstead**

**Appendix B  
Special Building Setback Lines**

ASHDOWN PLACE

Polk Avenue to Harrison Avenue

The building setback line on the westerly side of Ashdown Place from Polk Avenue to Harrison Avenue shall be 10 feet west of and parallel to the westerly side of Ashdown Place.

BELL STREET

Fulton Avenue to Front Street

The building setback line on Bell Street from Fulton Avenue to Front Street shall be seven feet west of the westerly property line; and the building setback line on the easterly side of Bell Street from Fulton Avenue to Front Street shall be 57 feet east of and parallel to the westerly property line of Bell Street.

COLUMBIA STREET

North Franklin Street, east side, to the west side of Washington Street

The building setback line on the north side of Columbia Street from the easterly side of North Franklin Street to the westerly side of Washington Street shall be 75 feet north from, and parallel to, the southerly side of Columbia Street.

The building setback line on the south side of Columbia Street from the easterly side of North Franklin Street to the westerly side of Washington Street shall be five feet south of, and parallel to, the southerly side of Columbia Street.

FRANKLIN STREET, SOUTH

Peninsula Boulevard to Graham Avenue

The building setback line on the east side of South Franklin Street south of Grove Street through Parcels 26 and 27 as shown on Village Map No. 6-R-263 shall be the extension of the existing building line south of these parcels in a straight line through these parcels to the southerly side of Grove Street.

## HEMPSTEAD CODE

### FULTON AVENUE Main Street to Washington Street

The building setback line on the north side of Fulton Avenue from Main Street to Washington Street shall be as shown on Village Map No. 12-R-108.

The building setback line on the south side of Fulton Avenue from Main Street to Washington Street shall be as shown on Village Map No. 12-R-108.

### FULTON AVENUE Main Street, west side, to the east side of Franklin Street

No story of any building shall be nearer to the street line than the average alignment or setback of the existing buildings within 200 feet on each side of the lot and within the same block. Wherever the setback of a building is not determined by the foregoing provisions, the building setback line shall be five feet.

### FULTON AVENUE Bell Street, east side, to High Street, west side

The building setback line shall be the property line fronting on the southerly side of Fulton Avenue.

### FULTON AVENUE Bell Street to Front Street

The building setback line on the southerly side of Fulton Avenue from Bell Street to Front Street shall be as shown on Village Map No. 12-R-118.

### FULTON AVENUE Terrace Avenue to the westerly Village line

The building setback line on the northerly side of Fulton Avenue from Terrace Avenue to the westerly Village line shall be as shown on the Village Map No. 12-R-118.

### HAROLD AVENUE Milburn Avenue to Church Street

The building setback line for accessory buildings in that portion of the Residence A District on the northerly side of Harold Avenue between Milburn Road and Church Street shall be five feet north of said northerly line of Harold Avenue.

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The side yard requirements for such accessory buildings shall be not less than three feet.  
**[Amended 12-4-2007 by L.L. No. 15-2007]**

### JACKSON STREET

From the east side of Terrace Avenue to the west side of North Franklin Street

The building setback line on Jackson Street from the easterly side of Terrace Avenue to the westerly side of North Franklin Street shall be as shown on Village Map No. 6-B-322A.

From the east side of North Franklin Street to the west side of Washington Street

The building setback line on the southerly side of Jackson Street from the easterly side of North Franklin Street to the westerly side of Washington Street shall be the property line fronting on the southerly side of Jackson Street.

The building setback line on the northerly side of Jackson Street from the easterly side of North Franklin Street to the westerly side of Washington Street shall be 80 feet northerly from and parallel to the southerly side of Jackson Street.

### MAIN STREET, east side

North side of Front Street to the south side of Nichols Court

No story of any building shall be nearer to the street line than the average alignment or setback of the existing buildings within 200 feet on each side of the lot and within the same block. Wherever the setback of a building is not determined by the foregoing provisions, the building setback line shall be five feet.

### MAIN STREET, east side

North side of Columbia Street north to the Garden City Line

The building setback line shall be 15 feet east of and parallel to the easterly side of Main Street.

### STATION PLAZA

Nichols Court to Columbia Street

The building setback line on the westerly side of Station Plaza from Nichols Court to Columbia Street shall be as shown on Village Map No. 12D-111.

### VILLAGE PARKING FIELDS

The building setback line on any lot abutting a Village-owned parking field, including entrances and exits thereto intended for vehicular use, shall be five feet.