

VILLAGE OF ISLAND PARK
LOCAL LAW NO. 3 OF 1987

A local law to amend Zoning Ordinance No. 51 of the Incorporated Village of Island Park by the inclusion of a definition of the term “attached townhouse dwelling unit”, the creation of a new zoning district classification entitled, “Cluster Residence (CR) District” and the inclusion of that zoning district classification in the current list of zoning district classifications.

Be it enacted by the Board of Trustees of the Village of Island Park as follows:

SCHEDULE OF AMENDMENTS

SECTION 1: Article I, Section 1 of the ZONING ORDINANCE No. 51 of the Incorporated Village of Island Park is hereby amended to read as follows:

Section 1. For the purpose of promoting the public health safety, morale and general welfare of the community, the said Village of Island Park is hereby divided into the following types of districts:

1. Residence District;
2. Cluster Residence (CR) District;
3. Business District
4. Commercial A District (Added September 17, 1964.);
5. Commercial B District (Added September 17, 1964.);
6. Commercial C District (Added March 4, 1976.)

Said districts are bounded and defined as shown on a map entitled, “Official Zoning and Use Map, Incorporated Village of Island Park, Nassau County, New York” dated November 1978, which accompanies this ordinance and is hereby made a part thereof.

SECTION 2. Article II, Section 1 of the ZONING ORDINANCE NO. 51 of the Incorporated Village of Island Park is hereby amended by adding the following new definition in its proper alphabetical order:

“Attached townhouse dwelling unit: A dwelling unit sharing a common side or rear wall or walls with another dwelling unit or units, or sharing a common space which is bounded by the floor of one unit or units and the ceiling of a unit or units below, providing that each such unit is intended to be occupied by a single family living independently of the other families, having a separate entrance or entrances, individual access to utility service and intended to be held in single and separate ownership from adjoining units”.

SECTION 3. The ZONING ORDINANCE NO. 51 of the Incorporated Village of Island Park is hereby amended by adding the following new Article IV-A entitled “Cluster Residence (CR) District”:

Section 1. Permitted Uses: No building may be erected, altered or used and no lot or premises may be used except for one or more of the following purposes:

- a. All uses permitted as of right in the Residence “A” District.
- b. Attached townhouse dwelling units.

Section 2. Attached townhouse dwelling units shall conform to the following regulations:

- a. Gross Development Area: The gross development area shall not be less than one (1) contiguous acre.
- b. Population Density: Maximum density shall not exceed twenty (20) attached townhouse dwelling units per gross acre.
- c. Units Per Building: There shall be not more than ten (10) attached townhouse dwelling units in any one (1) building.
- d. Height: Attached townhouse dwelling units shall not exceed two and one-half (2½) stories or thirty five (35) feet in height.

- e. Building Area: All buildings shall not cover more than thirty percent (30%) of the area of the plot.
- f. Distance between buildings: The distance between buildings shall not be less than twenty (20) feet.
- g. Setback from Property line: All buildings shall be set back at least fifteen (15) feet from all property lines.
- h. Front Yard Setback: All buildings shall be set back at least twenty (20) feet from any roadway.
- i. Off—Street Parking: Not less than two (2) off—street parking spaces shall be provided for each dwelling unit, either in garages, in a parking area as a common element or on a driveway apron in the front yard setback of the dwelling unit.

SECTION 4.

This LOCAL LAW shall become effective upon filing with the Secretary of State.