

VILLAGE OF ISLAND PARK
LOCAL LAW NO. 5 OF THE YEAR 1976.

A local law to amend Zoning Ordinance No. 51 of the Village of Island Park.

BE IT ENACTED by the Board of Trustees of the Village of Island Park as follows;

Section 1. Section 5. of Article IV of Zoning Ordinance No. 51 is hereby amended to read as follows:

HEIGHT

Section 5. No building shall be raised, altered or erected in this district that exceeds two (2) stories or twenty seven (27') feet in height, except a church, school or library which shall not exceed sixty five (65) feet in height. In the case of a lot held in single and separate ownership at the effective date of this ordinance with less than the required frontage or area the height shall not exceed one (1) story or twenty two (22) feet in height.

Section 2. Section 6. of Article IV of Zoning Ordinance No. 51 is hereby amended to read as follows:

FRONT YARDS OR SET-BACKS

Section 6. No building or part thereof shall be erected or altered in this district that is nearer the street line upon which it fronts than the average set—back of the two existing buildings adjoining the lot on each side with the same block and the same use district. When all lots on any side of a block are vacant no street wall of a building need be set nearer than twenty five (25) feet to the street line. In no event shall any building or portion of a building be less than fifteen (15) feet from the street line. On corner lots the set-back distance from the street line other than the street upon which the building fronts shall be not less than fifteen (15) feet.

Section 3. Section 7. of Article IV of Zoning Ordinance No. 51 is hereby amended to read as follows:

SIDE YARDS

Section 7. Two side yards, one on each side of the building, the aggregate widths of which shall be at least sixteen (16) feet are required. Neither side yard shall be less than (6) feet.

Section 4. Section 8. of Article IV of Zoning Ordinance No. 51 is hereby amended to read as follows;

REAR YARDS

Section 8. A rear yard equal to a minimum of twenty five (25) percent of the depth of the lot shall be required on each lot. In no case shall the depth of the rear yard be less than fifteen (15) feet.

Section 5. A new Section 9. to Article IV of Zoning Ordinance No. 51 is hereby enacted to read as follows:

ACCESSORY BUILDINGS

Section 9. Accessory buildings may occupy forty percent (40%) of the required area of the rear yard up to an average height of twelve (12) feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No accessory building shall be nearer any front property line than forty-five (45) feet and must be at least two (2) feet from the rear and side property lines.

Section 6. This local law shall take effect according to law. Adopted December 16, 1976