

VILLAGE OF ISLAND PARK
LOCAL LAW NO. 8 OF 1978

Entitled, "A local law amending 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:

Zoning Ordinance No. 51 of the Village of Island Park is hereby amended as follows,

SECTION 1. Article V is hereby repealed.

SECTION 2. Article VI is hereby repealed.

SECTION 3. Article VIII is hereby repealed.

SECTION 4. A map entitled, "Official Zoning and Use Map 'of the Incorporated Village of Island Park, Nassau County, New York" dated November 1978 is hereby adopted.

The intent of the foregoing is as follows:

1. To establish one residential district in place of the three districts now set forth.
2. To change a part of the Commercial District located on the south side of Private-Right-of-Way by Quebec Road, known as Section 43, Block 42, Lots 214A, 241B, 216A, 216B and 232 to Residential
3. To change the Light Manufacturing District to Business.

SECTION 5. A new Section 10 of Article IV is hereby enacted to read as follows:

Section 10. No accessory buildings, including garages, shall be hereafter altered so that any part thereof shall contain a room or rooms designed for dwelling purposes.

SECTION 6. Subdivision (1) of Section 4A of Article VII-A is hereby repealed. The intent of this amendment is to prohibit any residential uses in the Commercial District.

SECTION 7. Section 1(a) of Article X is hereby repealed and in its place and stead a new Section 1(a) is hereby enacted to read as follows:

Section 1(a). The following regulations shall apply to all districts,

- I. The open air parking of an” commercial vehicle is prohibited.
2. No vehicle shall be permitted on an open lot except as otherwise herein provided,

SECTION 8. Subdivision 1 of Section 1(b) of Article X is hereby amended to read as follows:

The owner of each residence shall provide and maintain off-street parking or garage space equal to one (1) vehicle for each dwelling unit.

SECTION 9. Section 1(e) of Article X is hereby repealed.

SECTION 10. Section 2 of Article X is hereby repealed and in its place and stead the following new Section 2 is enacted to read as follows:

Section 2. The following parking spaces shall be provided and properly maintained in the business districts for each building hereafter erected enlarged and amended for use of any of the following purposes:

- (a) Auditorium, theatre or other place of public assembly – at least one (1) parking space for each eight (8) seats provided for its patrons based on maximum seating capacity.
- (b) Restaurants or other eating places — at least one (1) parking space for each five (5) seats.

(c) Stores — at least one (1) parking space for each sixty (60) square feet of store floor area.

(d) Office buildings, including banks — at least one (1) parking space for each three hundred (300) square feet of office floor area.

All parking spaces provided pursuant to this section shall be on the same lot with the building..

SECTION 11. This local law shall take effect according to law.