

ZONING

600 Attachment 1

Village of Malverne Schedule of Regulations

District	Permitted Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Area Lot Coverage	Maximum Building Height		Minimum Yard Dimensions				Maximum Floor Area Ratio
					Stories	Feet	Side Yards		Front Yard (feet)	Rear Yard (feet)	
							Minimum Feet	Total Feet			
A	See § 600-2.2A	6,000	60	25%	2 1/2 ^{1,8}	30 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
B	See § 600-2.3A	6,000	60	25%	2 1/2 ^{1,8}	30 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
C	See § 600-2.4A	6,000	60	25%	1 1/2 ^{1,8}	18 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
D	See § 600-2.5A	6,000 (single-family), but not less than 1,980 per dwelling unit for multiple dwellings	60	25%	2 1/2 ^{1,8}	35 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
Business	See § 600-2.6A	6,000 (single-family), but not less than 1,980 per dwelling unit for multiple dwellings	—	70%	2 1/2 ^{2,8}	35 ^{2,8}	—	—	10 ⁴	15 ^{5,7}	1.40
Commercial	See § 600-2.7A	—	—	—	—	—	—	—	10 ⁴	15 ^{5,7}	—

NOTES:

- 1 Churches, schools, libraries and municipal buildings exempt.
- 2 Churches, schools, libraries, firehouses, police stations, places of amusement and municipal buildings exempt.
- 3 For any building other than a single-family dwelling or a building accessory thereto which is equal to or less than 40 feet in height, the minimum side yard shall be at least 25 feet; if such building is greater than 40 feet in height, the minimum side yard dimensions shall be increased five feet for each 12 feet of the building which exceeds 40 feet.
- 4 In case of corner lots, a front yard shall be required on each street on which the lot abuts.
- 5 For any building which is greater than 40 feet in height, the minimum rear yard shall be increased by five feet for every 12 feet which exceeds 40 feet in height.
- 6 Accessory buildings or structures may occupy no more than 40% of the rear yard. The height of such building or structure shall not exceed 10 feet, except garages which cannot exceed 15 feet. Accessory buildings or structures shall not be less than four feet from the rear or side lot line, except garages which shall not be less than two feet from the rear or side lot line and except that two garages having a party wall shall be permitted.

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- 7 For all buildings other than a building used as a dwelling, a minimum of a four-foot-wide, seven-foot-high unobstructed, direct-line passage from the rear yard to the street shall be required.
- 8 The following projections shall be permitted above the flat roof deck level:
 - (a) Parapets not exceeding two feet in height.
 - (b) Chimneys not exceeding four feet in height.