

INCORPORATED VILLAGE OF GARDEN CITY  
NASSAU COUNTY, NEW YORK  
LOCAL LAW 1-2018

A local law to amend the Code of the Village of Garden City, in relation to uses permitted in the R-T District.

Section one. Findings. The Board of Trustees of the Village of Garden City has reviewed the Village's zoning regulations in order to maintain the residential standards of the Village and also to meet the Village's obligations to provide housing opportunities. The Board also has considered the recent adoption of legislation permitting QRD developments in the Village, and has evaluated the need to facilitate such developments in appropriate locations in the Village. As a consequence of such review, the Board of Trustees finds and concludes that it would be appropriate, and consistent with land use regulation principles, and the zoning classification and use of other properties in the Village, to amend the existing regulations in the R-T District to permit and facilitate QRD development of property located in such district. This local law is enacted in furtherance of those goals.

Section two. Section 200-16.1(A)(3) of the Code of the Village of Garden City is hereby amended, by adding thereto a new subparagraph, to be subparagraph (d), to read as follows:

"(d) Notwithstanding the provisions of subparagraphs (a) or (c) of this paragraph, multi-family dwellings, in compliance with the R-M District regulations except as provided in this subparagraph, if approved by the Board of Trustees for QRD development pursuant to Article VA of this chapter:

- (1) maximum plot area shall not exceed five acres, and minimum plot area shall be not less than three acres;
- (2) maximum permitted floor area ratio shall not exceed 0.99;
- (3) minimum plot area shall be not less than 1290 square feet for each dwelling unit;
- (4) maximum building lot coverage shall not exceed 27.0%
- (5) maximum building height shall not exceed four stories, nor a height of 45 feet;
- (6) minimum front yard setback shall be not less than ten feet."

Section three. Severability. If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances. The Board of Trustees hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section four. Effective Date. This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with the Municipal Home Rule Law.