

VILLAGE OF GARDEN CITY
BOARD OF TRUSTEES

Local Law No. 13-2016

A Local Law to Amend the
Village Code With Respect to
Zoning and Setbacks.

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Garden City,
as follows:

Section 1. Chapter 200 of the Village of Garden City Code, entitled “Zoning”, is hereby amended
as follows:

§200-46 Unobstructed yards.

Every prescribed yard shall be open and unobstructed from the ground upward except for:

- A. Accessory uses, buildings or structures, subject to §200-52.
- B. The ordinary projections of windowsills, belt courses, cornices and other ornamental features to an extent of not more than four inches, provided that not to exceed two feet of any roof overhang of any one-family dwelling may extend into any yard, but such roof overhang shall not be nearer than five feet to any plot line, and such two feet of any such roof overhang shall not be included in computing building areas or yard dimensions.
- C. On any plot improved with a one-family dwelling, the minimum and total side yards for the dwelling shall be in accordance with the following:

| Plot Widths (rounded to nearest foot) | Minimum/Total Side Yards (feet) |
|---------------------------------------|--|
| Less than 60 | 5/15 |
| 60-75 | The total aggregate side yards shall be no less than 30% of the width of the plot, as measured at the front lot line; the minimum single side-yard setback shall be no less than eight (8) feet. |
| 76-90 | 10/25 |
| 91-112 | 15/35 |
| 113-142 | 20/45 |
| 143 or more | 25/55 |

- D. On corner lots where either front lot width is less than 60 feet, the side yard setbacks shall total a minimum of 15 feet and the minimum single side-yard setbacks shall be no less than five feet. On corner lots where either front lot width is more than 60 feet, but less than 75 feet, the side yard setbacks shall total a minimum of 30% of that width and the minimum single side-yard setbacks shall be no less than eight feet.

- E. Notwithstanding subsections C and D herein, or Article XII of this chapter, residences with code compliant setbacks as of the date of this amendment may be improved within the existing building coverage area without the need for a setback variance, except where the owner seeks: a) an addition or demolition equal to 30% or more of the existing building coverage of the residence; b) an addition that would expand the width an existing encroachment in a required side yard setback; or c) an addition that would increase the distance of an encroachment into a required side yard setback. In no event shall vertical improvements be permitted on any portion of a residence that is less than five feet from any property line.

Section 2. This local law shall take effect immediately upon filing with the Secretary of State.