

Section 5.2 Table of Dimensions

The accompanying Table of Dimensional Requirements, which lists the height of buildings, the size and dimensions of yards, the size and coverage of lots, and other matters contained therein, is hereby adopted and declared to be part of this Local Law. The dimensional requirements listed for each district as designated are subject to all other provisions of this Local Law and , unless otherwise indicated, shall be deemed to be the minimum requirement in every instance of their application.

District	Minimum Lot Area Sq. Ft. ¹	Minimum Lot Frontage Sq. Ft. ²	Minimum Lot Width Ft.	Minimum Front Yard setback Ft.	Minimum Side Yard Ft.	Total Side Yard Ft.	Minimum Rear Yard Ft.	Maximum Building Coverage Sq. ft./or FAR ³	Maximum Impervious Surface	Maximum # of Stories	Height Ft.
1R-50	50,000	100	175	50	30	75	50	3750/.10	0.20	2 1/2	35
1R-40	40,000	100	150	50	25	70	50	3500/.10	0.20	2 1/2	35
1R-35	35,000	100	150	50	25	60	50	3250/.12	0.20	2 1/2	35
1R-25	25,000	90	125	35	20	50	35	3,000/.15	0.25	2 1/2	35
2R-15 One family detached dwelling	15,000	85	100	35	20	50	35	2500/.18	0.25	2 1/2	35
Two family detached dwelling	20,000	125	125	35	15	40	35	2750/.18	0.30	2 1/2	35
LO	60,000	100	200	75	75	150	75	/.25	0.75		45

¹ No part of any land within an access easement or right-of-way shall be counted toward the minimum lot area. Only 25% of any land under water, or within land defined as wetlands by the Wetlands Law of the Village of New Hempstead, or within a 100 year frequency floodplain, or within a drainage easement containing open drainage channels or facilities, or within a utility easement containing overhead lines or equipment, or with unexcavated slopes over 25%, shall be counted toward minimum lot area. Only 75% of any land within a conservation easement, or within a drainage easement containing only piped drainage facilities, or within a sewer easement or utility easement containing only underground facilities shall be counted toward the minimum lot area. The rules set forth herein shall apply with equal effect to pre-existing and proposed easements and rights-of-way.

² Minimum lot frontage may be reduced by the Planning Board for residential lots fronting on cul-de-sacs or on streets with a centerline radius of 100 feet or less.

³ Maximum Building Coverage or Floor Area Ratio.