

Village of Great Neck Building Department

Partial List of General Zoning Requirements

The most common Village Code requirements that are easily overlooked by Designers, Architects and Engineers (due to the location of these provisions in the Village Code Book) are listed below. Our intent here is not to provide a summary of all requirements, however we believe that by calling attention to these requirements, Designers can afford more time for preparation of quality drawings and designs and less time researching *not so easy to find* provisions of the Village Code. This summary is provided by courtesy of the Village of Great Neck Building Department.

1. Driveways

- a) **Minimum Width Required: 9 feet. (VGN 575-169)**
- b) **Minimum Side Yard Setback without Landscape Buffering: 5 feet. (VGN 575-169)**
- c) **Minimum Side Yard Setback with Landscape Buffering: 2 feet (VGN 575-169)**
- d) **Maximum Width of Curbcut: 18 feet (VGN 485-27)**
Maximum number of curbcuts allowed: one (VGN 485-27)
- e) **New Impervious Driveways require storm water retention* (VGN 314-7).**
- f) **Substantial impervious driveway and walkway additions of 200 sf or more require storm water retention* (VGN 314-7).**
***5 inches of rain if flow is in direction of street and 8" of rain if flow is in any other direction.**

2. Air Conditioning Equipment, (ARC Requirements VGN 575- 170.2)

- a) **Required location: Rear Yard next to rear wall of structure.**
- b) **Minimum Setback from Side Yard: 20 feet for R-AA thru R-D.**
- c) **Landscape Buffering is always required.**
- d) **Maximum Decibel Rating Allowed: 65 dBA (VGN 391-2 (N) 1 (a))**

3. Retaining Walls

- a) **Max. Height allowed when located near or adjacent to driveways: 4 ft. (VGN 575-169)**
- b) **Wood retaining walls are not advisable due to their relatively short life span.**

3. Storm Water Retention

- a) **All new structures and substantial additions (200 sq. ft. or more) require storm water retention (VGN 314-7)**
- b) **Roof and Paved Areas (other than approved type permeable paving systems) require storm water retention (VGN321-25).**

4. **Ceiling Heights**
 - a) **Minimum allowable for habitable space: 7'-6" (VGN 321-9)**
 - b) **Floor Area Computation Exemption: 5' or less (VGN 321-9)**

5. **Basement and Cellar Exterior Stairs**
 - a) **Not permitted in any Residential District (VGN 321-13 (C))**
Except area ways and ladders are acceptable for 2nd means of egress.

6. **Crawl Spaces**
 - a) **Must have a 6 mil. vapor barrier (VGN 321-16)**
 - b) **Must be built to prevent subterranean access by rodents (VGN 321-47)**

7. **Tree Removal Permit**
 - a) **Required for removal or alteration of trees with a trunk diameter of 6 inches or more when measured 4.5 feet above grade (VGN 528-4).**

8. **Sleeping Rooms and Bathing Facilities where not allowed**
 - a) **Not permitted in Cellars (VGN 575-149)**

9. **Swimming Pools when permitted**
 - a) **When approved by Building Department and Board of Trustees (VGN 575-152)**

10. **Garbage, Dumpsters, Loading and any type of Storage**
 - a) **Refrigerated putrescible waste containers are required for all commercial properties producing food waste (VGN 575-170)**
 - b) **Dumpsters, Loading Areas and any type of Storage Device on commercial properties are not allowed within 10 feet of any adjoining residential lot (VGN 575-149 E)**

11. **Fences when permitted**
 - a) **Fences not exceeding 4 feet in height are permitted in all districts and fences not exceeding 6 feet in height are permitted in Residential Districts along a property line adjacent to a parking lot, Business Zone or any other type of Zone other than a Residential Zone. (See VGN General Zoning Provisions Chapter 575).**

12. **Accessory Structures including Detached Garages**
 - a) **Accessory Structures cannot be built within 10 feet of the main structure and within 20 feet of a main residential structure on an adjoining lot. (See VGN General Zoning Provisions Chapter 575).**

13. Signage

- a. Refer to [Article XV](#), Sections 575-138 through 575-145 of the Village Code.

Architectural Review Committee Approval, when required ([VGN 575-177](#)):

- a) All new structures.
- b. All additions and alterations affecting more than 20% of any façade, and/or 10% of all exterior walls, this includes the re-siding of a structure with a substantially different material or color.

Planning Board Approval, when required ([575-217](#)):

- a) All proposed Subdivisions.
- b) All new structures (not including accessory structures less than 1,000 sf).
- c) All additions exceeding 1,000 sf or 50% of the original structure.
- d) All substantial changes to a previously approved site plan.

Board of Zoning and Appeals

- a) The Board of Zoning and Appeals, upon request of an applicant, can review for approval all Site Planning (except for sub-divisions) so that an applicant need not appear before both the Board of Zoning and Appeals and the Planning Board ([VGN 575-225](#)).

Sub-Surface Soil Investigation, when required ([VGN Chapter 492](#))

However, for projects where the increase in Building Area does not exceed 200 square feet sub surface soils investigation is not required ([VGN 492-9](#)).

Architectural Features, when required ([VGN-167](#))

Floor area district ratio reduction and incentives are applicable on all new structures. They are not required or applicable to modifications of structures Built before 1987 as long as the area of work does not affect more than 25% of the structure.

Exterior Facades ([VGN 575-168](#))

New residential structures or alterations of existing structures shall be required to have exterior wall planes (horizontal and vertical) not exceeding 20 feet in length without a 2 foot break in the wall plane. No new or modified façade shall have less than 10% window glazing. The eaves on an open porch along the front of the dwelling shall not be greater than 12 feet in height.

See **“DESIGN GUIDELINES”** for more information and height limitations.