

VILLAGE OF LARCHMONT
LOCAL LAW # 12-2016

A local law to amend the Zoning Law by establishing
limitations on lot coverage in certain zoning districts

Be it enacted by the Board of Trustees of the Village of Larchmont as follows:

Section One. Purpose and Intent.

To protect and preserve open space, neighborhood character, the environment, and the welfare of community, this local law establishes limitations on how much of lots within the One-Family Residence and Waterfront Coastal Zone Districts may be covered by buildings, structures, man-made materials, and paved surfaces.

Section Two. Section 381-7 of the Zoning Law of the Code of the Village of Larchmont, concerning definitions, is hereby amended by adding the following definitions:

COVERAGE, LOT

See "lot coverage."

LOT COVERAGE

That portion of the lot area covered by buildings, structures, man-made materials, and paved surfaces, including but not limited to buildings, streets, parking areas, driveways, walkways, patios, pools, tennis or sports courts, and plazas.

PAVED SURFACE

Any area that is covered with any of the following materials that forms a level surface for travel, the parking of vehicles, walking, or the playing of sports: asphalt, concrete, brick; pavers; compacted gravel, stone, or crushed rock; turf- or grass-block or plastic-block; or similar materials, whether permeable or impermeable, pervious or impervious, or porous.

Section Three. Section 381-38 of the Zoning Law of the Code of the Village of Larchmont, currently reserved, is hereby replaced in its entirety to read as follows:

§ 381-38. Lot coverage limitations.

A. The maximum permitted lot coverage for lots in the One-Family Residence Districts and the Waterfront Coastal Zone District shall be as follows:

- (1) For lots of 5,000 square feet of lot area or less, the permitted lot coverage shall not exceed fifty percent (50%) plus one percent (1%) of additional lot coverage for each four hundred (400) square feet of lot area or part thereof less than 5,000 square feet, but in no event shall the lot coverage exceed fifty five percent (55%). [maximum lot coverage = $0.5 + (0.01 \times ((5,000 - \text{lot area}) \div 400))$]

(2) For lots between 5,001 square feet and 10,000 square feet of lot area, the permitted lot coverage shall not exceed fifty percent (50%) minus one percent (1%) of lot coverage for each one thousand (1,000) square feet of lot area or part thereof above 5,000 square feet. [maximum lot coverage = $0.5 - (0.01 \times ((\text{lot area} - 5,000) \div 1,000))$]

(3) For lots between 10,001 square feet and 15,000 square feet of lot area, the permitted lot coverage shall not exceed forty five percent (45%).

(4) For lots between 15,001 square feet and 20,000 square feet of lot area, the permitted lot coverage shall not exceed forty five percent (45%) minus (1%) of lot coverage for each one thousand (1,000) square feet of lot area or part thereof above 15,000 square feet. [maximum lot coverage = $0.45 - (0.01 \times ((\text{lot area} - 15,000) \div 1,000))$]

(5) For lots between 20,001 square feet and 30,000 square feet of lot area, the permitted lot coverage shall not exceed forty percent (40%).

(6) For lots between 30,001 and 40,000 square feet of lot area, the permitted lot coverage shall not exceed forty percent (40%) minus one-half percent (0.5%) of lot coverage for each one thousand (1,000) square feet of lot area or part thereof above 30,000 square feet. [maximum lot coverage = $0.40 - (0.005 \times ((\text{lot area} - 30,000) \div 1,000))$]

(7) For lots of 40,001 square feet of lot area and greater, the permitted lot coverage shall not exceed thirty five percent (35%).

ILLUSTRATIVE TABLE OF MAXIMUM PERMITTED LOT COVERAGE
FOR LOTS IN THE ONE-FAMILY RESIDENCE DISTRICTS
AND THE WATERFRONT COASTAL ZONE DISTRICT

<u>Lot Size</u> <u>(Square Feet)</u>	<u>Maximum Permitted Lot Coverage</u>	
	<u>Percent (%) of Lot</u>	<u>Square Feet</u>
3,000	55	1,650
4,000	52.5	2,100
5,000	50	2,500
6,000	49	2,940
7,000	48	3,360
7,500	47.5	3,563
8,000	47	3,760
9,000	46	4,140
10,000	45	4,500
12,500	45	5,625
15,000	45	6,750
16,000	44	7,040
17,000	43	7,310
18,000	42	7,560
19,000	41	7,790
20,000	40	8,000
30,000	40	12,000

35,000	37.5	13,125
40,000	35	14,000
45,000	35	15,750
50,000	35	17,500

Section Four. Severability.

If any section, subsection, clause, phrase, or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Five. Effective Date.

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