

**VILLAGE OF GREAT NECK
BOARD OF TRUSTEES**

Local Law No. _ of 2018

A Local Law to Amend the Village Code with respect to amending the side yard lot coverage subdivisions of Section 575 of the Village Code so as to increase the maximum lot coverage for corner plots and to exclude certain driveway coverage from the maximum lot coverages.

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, as follows:

Section 1. Section 575-11 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-11 **Lot coverage.**

Lot coverage on a residential lot in the Residence AA District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).

Section 2. Section 575-26 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-26 **Lot coverage.**

Lot coverage on a residential lot in the Residence A District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% **or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).**

Section 3. Section 575-40 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-40 **Lot coverage.**

Lot coverage on a residential lot in the Residence A-1 District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% **or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).**

Section 4. Section 575-54 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-54 **Lot coverage.**

Lot coverage on a residential lot in the Residence B District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% **or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).**

Section 5. Section 575-68 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-68 **Lot coverage.**

Lot coverage on a residential lot in the Residence B-1 District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% **or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).**

Section 6. Section 575-82 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-82 **Lot coverage.**

Lot coverage on a residential lot in the Residence C District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% **or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).**

Section 7. Section 575-96 of Chapter 575 of the Village of Great Neck Code is hereby amended to read as follows:

§ 575-96 **Lot coverage.**

Lot coverage on a residential lot in the Residence D District shall not exceed the following thresholds:

A.

Front yard coverage: 50%.

B.

Rear yard coverage: 40%.

C.

Side yard coverage: 10% or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed twenty feet).

Section 8. This Local Law shall take effect immediately upon filing with the New York Secretary of State.