

VILLAGE OF LYNDONVILLE
Local Law No. 1 of the Year 1979

A local law to regulate and establish minimum requirements for multiple dwellings as a conditional permitted use under the Zoning Ordinance of the Village of Lyndonville.

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

Section 1. PURPOSE. No person shall construct, or place a multiple dwelling, or convert a one or two family dwelling existing at the time of the enactment of this Local Law, to a multiple dwelling within the corporate limits of the Village of Lyndonville, unless it meets the minimum requirements of this Local Law.

Section 2. DEFINITIONS. (a) "Multiple Dwelling" means a building or portion thereof designed for or occupied by three or more families, or having three or more dwelling units, and as further defined in the Multiple Residence Law of the State of New York; (b) "Dwelling Unit" means one or more rooms, including cooking facilities, and sanitary facilities in a dwelling structure, designed as a unit for occupancy by not more than one family unit for living and sleeping purposes.

Section 3. LOT SIZE. A multiple dwelling shall have a ^{total} lot area of not less than five thousand (5000) square feet of lot area for each dwelling unit, and a lot width of not less than ninety (90) feet.

Section 4. PERCENTAGE OF LOT COVERAGE. Buildings, structures, and their accessory structures shall not occupy more than forty (40) per cent of the total lot area.

Section 5. YARDS. Yards of the following minimum depth and widths shall be provided for buildings, structures, and uses: 1. There shall be a front yard of not less than thirty-five (35) feet in depth. 2. There shall be a rear yard of not less than twenty-five (25) feet in depth. 3. There shall be two (2) side yards, each of which shall be not less than twelve (12) feet in width.

Section 6. AUTOMOBILE PARKING. In connection with every multiple dwelling there shall be provided hard surface automobile parking space equal to not less than three hundred (300) square feet, exclusive of the access and egress drive to such space, for each dwelling unit in such dwelling, provided, however, that no front yard shall be used for the parking of any motor vehicle.

Section 7. USE AS A MULTIPLE DWELLING. No building or structure shall be used as a multiple dwelling unless there shall be provided within such dwelling a dwelling unit for each family unit occupying such building or structure.

Section 8. LANDSCAPING. Proper landscaping shall be provided. Primary landscaping shall consist of grassy areas, shrubs, and street trees which shall combine with the appropriate walks and automobile parking spaces to provide an attractive residential setting.

Section 9. ZONING ORDINANCE. The provisions of the Zoning Ordinance of the Village of Lyndonville shall apply to multiple dwellings to the extent that they do not conflict with the provisions of this Local Law.