

Local Law No. 4 of 2015

A Local Law Amending Chapter 116 (Zoning)
Of The Village Code With Respect To
Height Regulations In Residence Districts

Section 1. The Table of Dimensional Regulations for Residence Districts under §116-4D is hereby amended as follows:

A. By deleting all the maximum height in feet dimensions (the "35" dimensions) in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence District columns.

B. By deleting the existing footnote 3 and by inserting the following footnote 3 (referenced to the maximum height in feet item) in place thereof, to wit, "Maximum height in feet regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in §116-12F."

Section 2. §116-12 is hereby amended by adding subsection F to read as follows:

F. Height In Certain Residence Districts.

Except as otherwise hereinafter provided, the maximum height in feet for all structures within all one-family residence districts (the R-120, R-80, R-60, R-40, R-20, R-12.5 and R-7.5 Residence Districts) and the MF-20 Multi-Family Residence District shall be based on the lot area of the lot and shall be as set forth in the following table:

Lot Area (in square feet)	Maximum Height (in feet)
Less than 20,000	30
20,000 or greater but less than 40,000	33
40,000 or greater	35

Notwithstanding the foregoing, the maximum height in feet dimension for any residential building with a roof pitch flatter than 7/12 (i.e., 7" of rise for every 12" of run) shall be seven feet less than the maximum height set forth in the above table.

Section 3. This local law shall become effective upon the filing thereof with the Secretary of State of the State of New York.