

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

FILED
STATE RECORDS

of Mamaroneck

DEC 07 2016

DEPARTMENT OF STATE

Local Law No. 23 of the year 2016

A local law TO AMEND THE ZONING CODE CHAPTER 342 WITH RESPECT TO PROVISIONS
(Insert Title)
FOR CORNER LOTS AND THROUGH LOTS.

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Mamaroneck

as follows:

See attached:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 23 of 2016 of the ~~(County)(City)(Town)~~ (Village) of _____ was duly passed by the Board of Trustees _____ on November 28, 2016, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

[Handwritten Signature]

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 12/2/10

(Seal)

WILLIAMSON COUNTY
CLERK OF THE LEGISLATIVE BODY
JAN 11 2011

LOCAL LAW X-2016

TO AMEND THE ZONING CODE CHAPTER 342 WITH RESPECT TO PROVISIONS FOR CORNER LOTS AND THROUGH LOTS.

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

Section I §342-3B. (Terms defined) definition of LOT, CORNER is amended to read as follows:

LOT, CORNER

A lot at the junction of and abutting on two or more intersecting streets, where the interior angle of intersection does not exceed 135°. Any lot adjoining a curved street at a point where the street line describes an arc subtended by an angle of 135° or less shall also be considered a corner lot.

Section II §342-3B. (Terms defined) definition of LOT LINE, FRONT is amended to read as follows:

LOT LINE, FRONT

In the case of a lot abutting upon only one street, the line separating the lot from the street. In the case of a corner lot, the owner shall, for the purpose of this chapter, have the option, in accordance with §342-15.1 of this chapter, of electing any street lot line as the front lot line or choosing to have two front lot lines. In the case of a Through Lot, the owner shall, for the purposes of this chapter, have the option of electing either street lot line as the front lot line and the other street lot line shall be considered a rear lot line.

Section III 342-3B. (Terms defined) is amended to add new definition of LOT, THROUGH to read as follows:

LOT, THROUGH

A lot which fronts upon two parallel streets, or which front upon two streets which do not intersect at the boundaries of a lot and is therefore not a corner lot.

Section IV §342-15. Uniformity of alignment with existing buildings is amended to read as follows:

§ 342-15. Uniformity of alignment with existing buildings.

In any residential district, if, on one side of a street within a given block and within 150 feet of any lot, there is a pronounced uniformity of alignment of the fronts of existing buildings and of the depth of front yards greater or less than the depths specified in the schedules of regulations, the front yard required in connection with any new building shall conform as nearly as practicable to those existing on the adjacent lots, except that no such building shall be required to be set back from the street a distance greater than 50 feet.

Section V. Add new Section 342-15.1 Corner Lots to read as follows:

§ 342-15.1. Corner lots.

A. The owner of a corner lot shall, subject to the provisions of B below, designate one of the following options for determining the setbacks applicable to the lot, which designation shall be made in writing and filed with the building department.

(1) Designate each street line as a front lot line which will be subject to the front yard setback requirements, with the other two lot lines considered side lot lines meeting the required side yard setbacks;
or

(2) Designate one street line as the front lot line, which will be subject to the front yard setback requirements, in which case the opposing lot line shall be deemed to be the rear lot line, and the other lot lines shall be side lot lines, one of which will be a street line. In this case, if other buildings on the block front on the street where a side lot line will be located, the owner shall determine the average setback of those other buildings within 150 feet of the lot, and the applicable side yard setback for the side lot line on the street shall be increased if necessary so that the difference between such average and the side yard setback is no greater than ten feet. For example, if the average of the front yard setbacks of the other buildings on the block average 22 feet, the side yard setback would be increased to 12 feet even if the required side yard setback for the applicable zoning district was only 8 feet.

B. The owner of a vacant lot shall have the right to choose either option above. For a lot with an existing building where no designation was previously made, if that existing building would be conforming to the setbacks applicable under either option, the owner shall have the right to choose either option. If an existing building is conforming only with respect to the applicable setbacks for one option, that option shall be deemed to have been chosen for the lot, and those setbacks shall continue to apply.

C. Once the owner of the lot has made a designation under this section, the applicable setbacks under that option shall be deemed the setbacks for the lot in the future and the designation cannot be changed.

Section VI. 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 VII. Effective Date