

Bill WDS 1803

A local law to amend the Code of the Village of Woodsburgh in relation to delineating yards on a corner lot.

Section one. Section 150-4 of the Code of Village of Woodsburgh is hereby amended, by amending the definition of "corner lot" to read as follows:

"CORNER LOT. A parcel of land at the junction of two or more intersecting streets. All of such street lines shall be considered to be front property lines of the lot.

Section three. The Code of the Village of Woodsburgh is hereby amended, by amending sections 150-4.8, 150-4.18, 150-11, 150-20, 150-29, and 150-37, to read as follows:

Section 150-4.8. Side yards.

- A. On every interior lot, there shall be two side yards. Neither side yard shall be less than 40 feet.
- B. On a corner lot, there shall be one side yard. Said side yard shall be not less than 40 feet. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater front line length. Where the front line length for each front line are equal, the side yard shall on the side of the building immediately adjoining the front wall of the house. The front wall of the house is the wall containing the front yard access to the building. The remaining interior yard shall be a rear yard.

Section 150-4.18. Side yards.

- A. On every interior lot, there shall be two side yards. Neither side yard shall be less than 30 feet.
- B. On a corner lot, there shall be one side yard. Said side yard shall be not less than 30 feet. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater front line length. Where the front line length for each front line are equal, the side yard shall on the side of the building immediately adjoining the front wall of the house. The front wall of the house is the wall containing the front yard access to the building. The remaining interior yard shall be a rear yard.

Section 150-11. Side yards.

- A. On every interior lot, there shall be two side yards. Neither side yard shall be less than 20 feet.

- B. On a corner lot, there shall be one side yard. Said side yard shall be not less than x feet. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater front line length. Where the front line length for each front line are equal, the side yard shall on the side of the building immediately adjoining the front wall of the house. The front wall of the house is the wall containing the front yard access to the building. The remaining interior yard shall be a rear yard.

Section 150-20. Side yards.

- A. On every interior lot, there shall be two side yards. Neither side yard shall be less than x feet.
- B. On a corner lot, there shall be one side yard. Said side yard shall be not less than x feet. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater front line length. Where the front line length for each front line are equal, the side yard shall on the side of the building immediately adjoining the front wall of the house. The front wall of the house is the wall containing the front yard access to the building. The remaining interior yard shall be a rear yard.

Section 150-29. Side yards.

- A. On every interior lot, there shall be two side yards. Neither side yard shall be less than 15 feet.
- B. On a corner lot, there shall be one side yard. Said side yard shall be not less than 15 feet. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater front line length. Where the front line length for each front line are equal, the side yard shall on the side of the building immediately adjoining the front wall of the house. The front wall of the house is the wall containing the front yard access to the building. The remaining interior yard shall be a rear yard.

Section 150-37. Side yards.

- A. On every interior lot, there shall be two side yards. Neither side yard shall be less than 15 feet.
- B. On a corner lot, there shall be one side yard. Said side yard shall be not less than 15 feet. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater front line length. Where the front line length for each front line are equal, the side yard shall on the side of the building immediately adjoining the front wall of the house. The front wall of the house is the wall containing the front

yard access to the building. The remaining interior yard shall be a rear yard.”

Section four. Any local law or provision of the Code of the Village of Woodsburgh in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section five. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section six. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.