

**LOCAL LAW TO AMEND THE CODE OF
THE VILLAGE OF LYNBROOK**

Local Law # _____ of 2017

CHAPTER 252 - ZONING

ARTICLE VII A.

REGULATIONS FOR ARTS AND CULTURAL OVERLAY DISTRICT

§252-46.1. Legislative intent and objectives.

The Village Board of Trustees hereby establishes the Arts and Cultural Overlay Zoning District in order to achieve the following objectives:

Section 1. D. To generate economic activity with increased foot traffic by adding **multiple dwelling use with or without mixed use** within the heart of the Village's Commercial District.

§252-46.3. Permitted uses in authorized district.

Section 2. F. **Multiple dwellings with or without mixed use.**

§252-46.7. Dimension criterial.

Any building or structure proposed for erection or modification must meet the following criteria:

Section 3. A. Maximum height. No building or part thereof or structure or accessory structure shall be erected, altered, or raised which is higher than 80 feet above the curb level of the street measured from the top of the curb at the curb's highest point, exclusive of parapet walls and mechanicals.

- B. Minimum setbacks. Rear, front and side yard setbacks shall not be required. Minimum setbacks will be at the discretion of the Board of Trustees if deemed necessary.
- C. Dimensional nonconformity. An existing building that does not conform to the dimensional requirements of this article shall be deemed to be dimensionally nonconforming. No permit shall be issued that will result in the increase of any such dimensional nonconformity, but any building or structure, or portion thereof, may be altered to decrease or maintain its dimensional nonconformity.
- D. Reconstruction. Should an existing building which is dimensionally nonconforming be destroyed, damaged, or otherwise demolished, it may be reconstructed with its prior nonconformity continued, provided that the reconstruction is commenced within one year of the date of such demolition and completed within two years of said date, and further provided that the reconstruction shall be conducted in accordance with a plan approved by the Board of Trustees and designed to result in the greatest reasonable conformity with the provisions of this article and the legislative objectives of the Village Board of Trustees.

§252-46.9. Signs.

Section 4. E. In the case of a multiple dwelling with or without mixed use, the signage shall be regulated in the sole discretion of the Village Board. The only criteria will be aesthetic value and the good and welfare of the community.

Section 5. This law will be effective immediately upon filing with the office of the New York Secretary of State.