

ZONING

212 Attachment 2

Village of Lawrence

§ 212-12.1
 (Tables 212-2.1 and 212-2.2)
 Schedules of Dimensional Regulations
 One- and Two-Family Dwellings and
 All Uses in Residence AA, A, BB, B, C-1, C-2 and D Districts
 Village of Lawrence, New York

[Amended 3-10-1999 by L.L. No. 3-1999; 10-13-1999 by L.L. No. 6-1999; 12-12-2001 by L.L. No. 4-2001; 1-13-2004 by L.L. No. 3-2004; 11-10-2016 by L.L. No. 2-2016]

Lot Size (square feet)	Maximum Permitted Building Area Coverage		Maximum Permitted Surface Coverage						Maximum Required Yard Setback ² (feet)				Maximum Permitted Height/Setback Ratio ⁴		
	For Base Lot Area ¹ (square feet)	For Excess Lot Area	Impervious			Pervious			Front Yard	One Side ³	Aggregate of Two Sides ³	Rear Yard	Front Yard	Side Yard	Rear Yard
			For Base Lot Area ¹ (square feet)	For Excess Lot Area	Surface Coverage of Front Yard	For Base Lot Area ¹ (square feet)	For Excess Lot Area	Surface Coverage of Front Yard							
40,000 and larger	5,245	5%	8,500	11%	10%	2,910	5%	10%	50	30	70	60	0.44	0.74	0.37
30,000-39,999	4,545	7%	6,800	17%	11%	2,310	6%	11%	35	20	40	50	0.63	1.10	0.44
20,000-29,999	3,745	8%	5,000	18%	12%	1,710	6%	12%	35	20	40	50	0.63	1.10	0.44
16,000-19,999	3,385	9%	4,300	17.5%	12%	1,410	7.5%	12%	30	15	35	40	0.74	1.50	0.55
12,000-15,999	3,025	9%	3,500	20%	13%	1,170	8.5%	13%	30	15	35	40	0.74	1.50	0.55
9,000-11,999	2,635	13%	2,895	20%	15%	965	7%	15%	25	15	30	30	0.88	1.50	0.74
7,500-8,999	2,425	14%	2,580	21%	15%	860	7%	15%	25	7	16	20	0.88	3.20	1.10
6,500-7,499	2,275	15%	2,400	18%	20%	750	11%	20%	20	7	16	20	1.10	3.20	1.10
6,000-6,499	2,160	23%	2,250	30%	20%	750	0%	20%	20	5	13	20	1.10	4.40	1.10
4,000-5,999	1,600	28%	1,600	32.5%	25%	600	15%	25%	10	5	10	10	1.50	4.40	1.50
0-3,999	N/A	—	N/A	40%	30%	N/A	10%	—	10	5	10	10	1.50	4.40	1.50

NOTES:

¹ “Base lot area” is the minimum end of the lot size range in the “lot size” column.

² But not less than required for the district in which the lot is located.

³ For any existing lot whose street frontage is equal to or less than required by the district in which it is located, the required side yard setbacks and side yard height/setback ratio of that district shall prevail.

⁴ But not more than required for the district in which the lot is located.