

LOCAL LAW OF THE TOWN OF LAKE GEORGE

FOR THE YEAR 2019

No. 4-2020 (Resolution ____-2020)

A LOCAL LAW

To amend the municipal code of the Town of Lake George, in relation to the Zoning Ordinance, Be it enacted by the Town Board of the Town of Lake George as follows:

Section 1. Chapter 175-47, of the Municipal code of the Town of Lake George is amended, to read as follows:

§ 175-47 Multiple-family dwellings.

- A. The minimum lot area necessary per each individual dwelling unit shall be the minimum lot area in Schedule II of Article **IV** hereof for the zoning district in which the multiple-family dwelling is to be located, provided that in the RH Zoning District the minimum lot area shall be 15,000 square feet per unit, and in the RCH-LS Zoning District the minimum lot area shall be 20,000 square feet. Each side yard shall be 30 feet or the height of the building, whichever is greater.
- B. Provided that the following standards can be met, the minimum lot area necessary per each individual dwelling unit can be half the minimum lot area in Schedule II of Article IV hereof for the RH, RCH, and TC-A Zoning Districts, only if within the APA Hamlet Land Use Classification. In addition, provided that the following standards can be met, in the RCH-LS Zoning District the minimum lot area per unit can be 10,000 square feet. This subsection shall not apply to the RM-1, RM-2, RCM-1 and RCM-S2 zoning districts.
 - a. Each side yard shall be 30 feet or the height of the building, whichever is greater.
 - b. Reduction of maximum lot coverage by 15% from the required maximum lot coverage of the underlying zoning district.
 - c. The lot to be developed with multiple-family dwellings must have the required minimum lot size of the underlying zoning district. No substandard lots can utilize this increased density allowance.
 - d. Low Impact Development and Green Infrastructure principles are encouraged for stormwater control systems.
 - e. Enhanced Treatment septic systems shall be required for those properties not connected to public sewer.

- C. Approval of water and sewage disposal shall be in accordance with Town of Lake George Code Chapter **115** and/or Chapter **136** and shall be in writing from the Village Water and/or Sewer Department head. Larger community water and sewer systems shall be compliant with New York State regulations for water and sewer for multi-family dwellings, and obtain the applicable permits required by NYS DOH and DEC.
- D. Lots for individually owned townhomes and condominiums. Lots that are created through subdivision of land intended for townhomes and/or condominium use, where each unit and/or building is separately owned, must proceed through the subdivision process and adhere to all provisions identified in Chapter **175**, Zoning. One exception to this provision is for subdivisions creating lot lines surrounding individually owned townhome/condominium units, in which case the yard setback requirements in Schedule II shall not apply to those individual unit lot lines. Setbacks from the overall common parcel to the building envelopes must be adhered to, as well as the zoning district's density requirements as mentioned in Subsection **A** above.

§ 175-48 Two-family dwellings.

The minimum lot requirement for a single two-family dwelling on one lot shall be the same as that which is required for a single-family dwelling in the RCH, RH and RCH-LS zoning Districts. The yard requirements shall be in accordance with Schedule II for single-family residences. Approval of sewage disposal shall be in accordance with Town of Lake George Code Chapter 115 and/or Chapter 136 and shall be in writing from the Village Water and/or Sewer Department head. In all other zones, where permitted, two-family dwellings will require twice the lot size of a single-family dwelling in said zoning district.

Section 2. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 3. Effective Date.

This local law shall take effect once filed with the office of the New York State Secretary of State.