

A local law to amend regulations relating to lot coverage requirements.

Section 1. Section 146-2 of the Code of the Village of Hewlett Bay Park is hereby amended by amending the definition of “impervious surface”, to read as follows:

“IMPERVIOUS SURFACE

Footprint of all buildings, structures, and covered surfaces, including but not limited to dwellings, garages, cabanas, tennis courts, sports courts, pools, spas, driveways, pavement, patios, paved areas, pavers, bricks, gravel (50% of gravel area counts as impervious surface), walkways, walls, artificial turf, fences, piers, and equipment pads. All impervious and permeable or pervious surfaces shall be calculated in the lot coverage. Excluded areas include grass, plants, trees, brush and other natural growth.”

Section 2. Section 146-13.1 in Chapter 146 of the Code of the Village of Hewlett Bay Park, entitled “Zoning” is hereby amended to read as follows:

§ 146-13.1. Lot coverage limitations.

A. Front Yard Coverage Limits:

- (1) No more than 30% of the total lot area of a front yard may be covered by impervious/pervious surfaces.
- (2) No more than 30% of the combined area of all front yards on a lot may be covered by impervious/pervious surfaces.

B. Not more than 30% of the area of a lot may be covered by impervious surface(s).

C. Notwithstanding the limitations set forth in Subsections A and B above, an additional 5% of the total area of the side and rear yards may be covered only with permeable surfaces. This additional allowance shall not be used to increase the footprint or enclosed area of the dwelling or any other structure. For the purpose of calculating this allowance, the footprint of the dwelling shall be excluded from the total side and rear yard area.

Section 3. Any local law or provision of the Code of the Village of Hewlett Bay Park in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed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 4. 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 5. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.