

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; 10-15-2020 by L.L. No. 4-2020; 3-9-2023 by L.L. No. 2-2023]

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	For Total (Actual) Lot Area	Surface Coverage of Front Yard	Front Yard	One Side ³	Aggregate of Two Sides ³	Rear Yard	Front Yard ³	Side Yard ³	Rear Yard
40,000 and larger	6,845	5%	45%	50%	50	30	70	60	0.44	0.74	0.37
30,000-39,999	5,445	7%			35	20	40	50	0.63	1.10	0.44
20,000-29,999	4,145	8%			35	20	40	50	0.63	1.10	0.44
16,000-19,999	3,545	9%			30	15	35	40	0.74	1.50	0.55
12,000-15,999	3,025	9%			30	15	35	40	0.74	1.50	0.55
9,000-11,999	2,635	13%			25	15	30	30	0.88	1.50	0.74
7,500-8,999	2,425	14%			25	7	16	20	0.88	3.20	1.10
6,500-7,499	2,275	15%			20	7	16	20	1.10	3.20	1.10
6,000-6,499	2,1600	23%			20	5	13	20	1.10	4.40	1.10
4,000-5,999	1,600	28%			10	5	10	10	1.50	4.40	1.50
0-3,999	N/A	—	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 no more than 25% of that required by the district in which it is located, the required side yard setback and side yard height/setback ratio, front yard setback and front yard height/setback ratio and aggregate of that district shall prevail.

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