

**Town of Lancaster
Local Law No. 4 of 2022**

A Local Law Amending the Code of the Town of Lancaster by updating and correcting lot sizes within Zoning 400 Attachment 2, Schedule B (400 Attachment 2:1- 2:3 & 2:5).

Be it hereby enacted by the Town Board of the Town of Lancaster as follows:

Section 1: The lot sizes within Zoning 400 Attachment 2, Schedule B is hereby amended as follows:

400 Attachment 2:1

Regulation	A R	R	MFMU	LC	GC	LI	GI
Min lot area		<p>If public sewer: 15,000 square feet per DU.</p> <p>If public sewer on corner lot: 15,625 square feet per DU.</p> <p>If no public sewer: 37,500 square feet (3/4 ac.) per DU.</p>					

400 Attachment 2:2

Regulation	AR	R	MFMU	LC	GC	LI	GI
Min. lot width		<p>Abutting a dedicated street:</p> <p>(1) If public sewer: 100 feet</p> <p>(2) If public sewer on corner lot: 125 feet</p> <p>(3) No public sewer: 150 feet</p>		100 feet			

400 Attachment 2:3

Regulation	AR	R	MFMU	LC	GC	LI	GI
Min. front yard		35 feet					
Min. side yard width for dwellings up to 35 feet ^{iv}		<p>Each side yard: the lesser of 10% of the lot width or 10 feet</p> <p>Total side yard: the lesser of 25% of the lot width or 25 feet</p> <p>From the property line or if an easement exists, from the edge of the easement (whichever is more restrictive).</p>					
Min. side yare width for other principal buildings ^{iv}		<p>Each side yard shall be the greater of 15 feet, or width equal to ½ the height of the principal building, but if a side yard abuts an A-R, R, or MFMU lot, that side yard shall equal the greater of 30 feet or a width equal to the full height of the principal building.</p> <p>From the property line or if an easement exists, from the edge of the easement (whichever is more restrictive).</p>					

Min. rear yard		35 feet From the property line or if an easement exists, from the edge of the easement (whichever is more restrictive).					
Max. building height (in feet)		35 feet					

400 Attachment 2:5

Regulation	AR	R	MFMU	LC	GC	LI	GI
Building dimension and location, other		N/A					
Accessory: min. location from another structure		10 feet					
Accessory: min. location from lot line		5 feet from side lot line or if an easement exists, from the edge of the easement (whichever is more restrictive). 35 feet from front lot line.					
Additional accessory dimension and location rules		N/A					
Max. accessory structure size		750 square feet					

Section 2. Severability Clause. If any part of this local law is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this local law. The Town Board of the Town of Lancaster hereby declares that it would have passed this local law and each section and subsection thereof, irrespective of the fact that any one or more of these sections, subsections, sentences, clauses, or phrases may be declared unconstitutional or invalid.

Section 3. Effective Date. This local law shall be effective immediately upon filing with the New York Secretary of State.