

LOCAL LAW NO. OF 2024; A LOCAL LAW AMENDING SECTIONS 55-2 AND 55-14 OF THE SALTAIRE VILLAGE CODE; USE OF VILLAGE PROPERTY

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE INCORPORATED VILLAGE OF SALTAIRE AS FOLLOWS:

Section 1.0 Title, Enactment, Effective Date, Purpose.

1.1 Title of Local Law

1.2 Enactment.

1.3 Effective Date.

1.4 Purpose and Intent of Local Law.

2.0 General Provisions

2.1 Amendment of Sections 55-2 and 55-14 of the Saltaire Village Code

3.0 Severability and Validity

Section 1.0 Title, Enactment, Effective Date and Purpose.

1.1. Title

This Local Law shall be entitled, "Local Law No. of 2024: Amending Section 55-2 and 55-14 of the Zoning Code the Saltaire Village Code."

1.2. Enactment.

Pursuant to Section 10 of the New York State Municipal Home Rule Law, the New York State Village Law and the Village Code of the Village of Saltaire, the Village of Saltaire, County of Suffolk and State of New York, hereby enacts by this Local Law No. of 2024, a Local Law of the Village of Saltaire.

1.3. Effective Date.

This Local Law shall take effect on the filing of the approved Local Law with the Secretary of State of New York, which shall be within twenty (20) days after its approval by the Board of Trustees of the Village of Saltaire.

#### 1.4. Purpose and Intent of Local Law.

The purpose and intent of this local law is to amend Sections 55-2 and 55-14 of the Saltaire Village Code to adopt regulations which will enable the provisions of the Zoning Code to provide for the orderly development of the Village and the application and enforcement of that Code in order to maintain the aesthetic assets and character of the Village and the peaceful and environmentally sensitive enjoyment of their homes and the Village by the residents, pursuant to Article 10 of the New York State Village Law.

#### 2. General Provisions.

##### 2.1 Amendment of Section 55-2 Definitions of the Saltaire Village Code

Section 55-2 of the Saltaire Village Code hereby amended to add or modify the following definitions in Section 55-2:

The following definitions are added to or modified in Section 55-2:

*GAZEBO— A Porch or Screened Porch which is detached from the Enclosed Space, which shall have open vertical sections of no less than 75% (seventy-five percent) of the perimeter of the Gazebo. The deck or floor of the Gazebo may not exceed the elevation of the first floor of the Enclosed Space and the top of the Gazebo may be no more than 10 (ten) feet above the deck or floor of the Gazebo. There may be only 1 (one) Gazebo allowed within the Buildable Area of a Building Plot.*

*PORCH – A structure that is attached to the Enclosed Space via common wall(s) of the Enclosed Space that is comprised of a roof that is impervious to water which shall shed water away from the floor or deck system below it, and which shall have open vertical sections without structure (except for walls or rails that are no higher than the minimum guard height required by the New York State building code for raised floor surfaces), for at least 33% (thirty-three percent) of the perimeter of the Porch (counting any common wall(s) with the Enclosed Space as part of the perimeter of the Porch).*

*SCREENED PORCH – A Porch with screens in the required openings. Supports for screens shall not comprise more than 20% (twenty percent) of the space between the New York State required minimum guard height and the roof system.*

## 2.2 Amendment of Section 55-14 Maximum Enclosed Area and Maximum Lot Occupancy

Section 52-14 shall be amended to read as follows:

“§ 55-14. Maximum Enclosed Area and Maximum Lot Occupancy”

*F. In all residential districts of the Village, roofs are permitted over decks for the purposes of creating Porches, Screened Porches and a Gazebo on a building parcel within the following limits:*

- 1. For building parcels 6,800 (six thousand eight hundred) square feet or under, up to a maximum of 150 (one hundred fifty) square feet.*
- 2. For building parcels 6,801 (six thousand eight hundred) square feet or more, up to 20% (twenty percent) of the difference between the maximum allowable lot coverage pursuant to §55-14(A)(ii) and the maximum enclosed footprint pursuant to §55-14(A)(i) may consist of any combination of Porches, Screened Porches or a Gazebo, up to a maximum of 550 (five hundred fifty) square feet.*
- 3. Any combination of Porches, Screened Porches or a Gazebo above the calculated maximum limits pursuant to this section will be considered Enclosed Space.*

## 3.0 Severability and Validity

In the event that any portion or portions of this Local Law No. of 2024 shall be determined to be invalid or unenforceable for any reason, the remainder of the Local Law, and its provisions, shall remain in full force and effect.