Bill HN-1-2025

A local law to amend Chapter 195 ("Zoning") of the Code of the Village of Hewlett Neck, to amend the regulations applicable to surface coverage to include all surface coverages within the proscription relating to maximum coverage.

Section 1.   Section 195-20(B) of the Code of the Village of Hewlett Neck is hereby amended, to read as follows:

"**§195-20.2   Maximum Permitted Surface Coverage.**

The maximum permitted overall surface coverage shall be calculated based upon the following table. Surface coverage shall include footprint of all buildings, structures, hardscape and any non-natural ground cover, including but not limited to dwellings, garages, cabanas, sports courts, pools, decks, patios, spas, driveways, walkways, equipment pads, and artificial turf areas. All impervious and permeable/pervious surfaces shall be calculated in the surface coverage. Non-natural ground cover includes all surfaces except grass, soil and plantings. In addition, not more than 25% of any front yard area may be comprised of surfaces other than natural ground cover.

Maximum Permitted Surface Coverage		
Lot Area (square feet)	For Base Lot Area (square feet)	For Lot Area Over Base Lot Area (%)
0 to 4,000	0	55
4,001 to 6,000	2,200	35
6,001 to 12,000	2,900	27
12,001 to 16,000	4,520	26
16,001 and larger	5,560	25

Section 2. Severability. If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 3. Effective date. This local law shall take effect immediately upon filing with the Secretary of State.