

VILLAGE OF LARCHMONT  
LOCAL LAW # 14-2016

A local law to amend the Zoning Law by establishing  
standards for the location and dimensions  
of single and shared driveways in certain districts

Be it enacted by the Board of Trustees of the Village of Larchmont as follows:

**Section One.** Purpose and Intent.

This local law establishes standards for the location and dimensions of driveways on certain residential lots and criteria for approval of shared driveways. These standards will protect and preserve open space, neighborhood character, visual aesthetics, and the health, safety and welfare of the community.

**Section Two.** Paragraph 381-41.K. of the Code of the Village of Larchmont is hereby added to read as follows:

§ 381-41. Supplementary standards for specific accessory uses and structures.

K. Standards for driveway setbacks and shared driveways. The following standards shall apply to all driveways serving one-family dwellings in One-Family Residence Districts and the Waterfront Coastal Zone District:

- (1) No driveway shall be located less than two (2) feet from a side property line in the R-5 and R-7.5 One-Family Residence Districts and less than four (4) feet in all other One-Family Residence Districts and the Waterfront Coastal Zone District.
- (2) No driveway shall be located less than thirty five (35) feet to the intersection of two or more streets.
- (3) The maximum width of a driveway located within twenty (20) feet of the front or side-front property line shall not exceed twelve (12) feet.
- (4) Driveways that are shared by two adjoining lots shall be permitted only when approved by the Planning Board under the following conditions:
  - (a) Such a shared driveway shall only be permitted when the use of a single shared driveway would significantly enhance traffic safety, reduce the extent of lot coverage on both lots, and resemble when viewed from the street to the extent practical, a driveway that serves a single lot.
  - (b) Such a shared driveway shall be no wider than twelve (12) feet in width for the length of the driveway from the street to the extreme rear corner of the dwelling that is located closest to the street; at such corner, the shared driveway may then be required to divide into two separate driveways, provided that each driveway is separated by a

planting strip that widens to at least three (3) feet on either side of the property line within ten (10) feet of such division.

(c) Such a shared driveway shall also be set back at least three (3) feet from the sides of the principal buildings on each lot, which setbacks shall be maintained as a landscaped strip consisting of lawn, shrubs, or other vegetation.

**Section Three.** Severability.

If any section, subsection, clause, phrase, or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**Section Four.** Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.