

### **2.3.0 SITE DESIGN**

#### **2.3.1. Compatibility and Character** **ORIENTATION OF BUILDINGS WAS CUT BY TSC**

Design and site layout of new buildings and additions and their associated elements should be compatible with desirable patterns or designs, which are part of the identified and existing context and surroundings for the project.

Reconstruction and redevelopment projects as well as new site and building construction should reflect the desired character of the district and best design practices to ensure aesthetic and functional compatibility.

#### **2.3.2 Access and Frontage**

##### A. Right of Way

No land development is permitted on lots that do not have either frontage on a public road or a permanent easement or right of way of record approved by the Joint Review Board in accordance with Section 5.0(REFERENCES WILL CHANGE) of this Code. The Minimum frontage required for each planning district is established in Section 2.0 .

##### B. Lot Access

No lot shall be served by more than one (1) access road or driveway unless otherwise permitted under conditional use review in accordance with Section 5.0. Accesses (curb cuts) are to be installed in accordance with municipal and/or state regulations, and shall be of a designated width and not extend along the length of road frontage in order to promote safety.

##### C. Distances of Driveways from Streets or Highways

Driveways should be located one hundred (100) feet from a street or highway intersection for all uses, except one-and two-family residential uses, which should be at least fifty (50) feet from the same unless otherwise approved as a conditional use by the Joint Review Board in accordance with Section 5.0.

##### D. Distance of Driveways from Property Lines

Driveways are to be located at least five (5) feet from side property lines. The Joint Review Board may, pursuant to Section 5.0, approve a driveway within five (5) feet of a property line in instances involving shared access, OR where traffic safety would be enhanced

#### **2.3.3. Lot and Yard Requirements**

A. Development Activities Outside of Building Envelopes

No building shall be constructed, erected, located or expanded, nor shall any open space surrounding any building be encroached upon or reduced in any way, except in accordance with the lot, yard, building and development requirements of this Code for the planning district in which such building is, or is proposed to be, located.

B. Building-Specific Yard and Open Space Standards

No required yard or other open space surrounding any building shall be considered as providing the requisite yard or open space area for another building on the same lot or any other lot.

C. Corner Lots

On a corner lot in any planning district where a front yard is required, a yard shall be provided on each roadway equal in depth to the required front yard for the planning district in relation to each such roadway. One rear yard shall be designated on each corner lot.

D. Placement of Principal Buildings

Where a lot extends from one roadway, to a parallel or nearly parallel roadway or shoreline, the principal building shall be erected to face the same roadway or shoreline on which adjoining principal buildings face.

E. Placement of Fencing and Retaining Walls

No fence, wall or planting more than three (3) feet in height shall be placed within a required front yard in a manner obstructing visibility in such manner as to interfere with the safe movement of vehicular traffic.

**2.3.4 Height Requirements**

A. No building or structure shall have a height of a greater number of feet than is permitted in the planning district in which such building or structure is located; except that the height limitations of this Code shall not apply to ski lifts or jumps, farm structures, church spires, chimneys, water tanks and necessary mechanical appurtenances usually carried above the roof level, such as flag poles, transmission towers and cable, radio and television antennae or towers (except satellite receiving antennae), and similar structures.

B. Any building or structure to be constructed to a height exceeding what is permitted in the planning district shall be considered by the Review Board under the applicable sections of this Code. The Review Board shall determine that such use will not interfere with or unnecessarily detract from adjoining uses and the scenic character and value of the area from which it will be visible.

### **2.3.5 Lighting**

- A. Lighting levels and design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition. Energy efficient lighting sources are recommended.
- B. No glare, lights, or reflection shall be permitted which could impair the vision of a driver of any motor vehicle or which is detrimental to public health, safety, and welfare.
- C. All lighting should be glare-free and shielded from the sky and adjacent properties either through the use of exterior shields or optics within the fixture. Lighting shall be directed so as not to cause glare on adjacent roadways, excessive levels of illumination, or result in direct illumination of neighboring properties.
- D. The Review Board shall be empowered to determine whether lights are being used in such a way that their direction or intensity is harmful to those in the vicinity who are engaged in the lawful use of land. For example, it shall be considered unlawful to have a spotlight or floodlight of substantial intensity directed at a nearby residence or at oncoming traffic.
- E. High pressure sodium luminaires shall not be employed unless demonstrated to have appropriate color correction technology.

### **2.3.6 Parking and Vehicle Storage**

- A. For any building having more than one use, parking space shall be required for each use. PARKING REQUIREMENTS FOR PARTICULAR USES ARE DELINEATED IN SEC. OF THIS CODE- NEED TO HANDLE REQUIREMENTS
- B. Parking or storage of recreational vehicles or boats in any residential district shall be confined to the rear or side yard and not within ten (10) feet of any lot line.
- C. No unregistered, un-operated motor vehicle shall be parked or stored out-of-doors other than in a fully enclosed structure in any residential district for a period exceeding six (6) months (see also the Village of Lake Placid Local Law No. 7 of the Year 1987, Abandoned, Junked, or Inoperative Motor Vehicle Law).
- D. No recreational vehicle or living unit, whether occupied or unoccupied, shall be parked or otherwise situated except in an authorized campsite, parking area or on the property of the owner, for a period of more than twenty four (24) hours without a temporary permit, authorized by the Village and/or Town Board for a period not exceeding seventy (70) days. The Village and /or Town Board may at their discretion issue a permit for any combination or group of vehicles or units as it deems appropriate.
- E. No junk car or unregistered vehicle in a state of bodily disrepair shall be stored in view of any adjoining property or public right-of-way, or in a manner which would be in violation of the Junk Car Ordinance.

