

A LOCAL LAW to amend Russell Gardens Code Chapter 16A entitled “Design Review Board.”

Section One. Russell Gardens Code Chapter 16 entitled “Design Review Board” §16A-2 entitled “Definitions” is hereby amended by repealing the definition of driveways in its entirety.

Section Two. Russell Gardens Code Chapter 16 entitled “Design Review Board” §16A-7 entitled “Guidelines” is hereby amended by repealing subsection J in its entirety.

Section Three. Russell Gardens Code Chapter 16 entitled “Design Review Board” §16A-7 entitled “Guidelines” is hereby amended to add a new subsection J to read as follows:

J. Mounted fixtures on roofs. Roof-mounted fixtures shall not be visible when standing on any residential public right-of-way within 200 feet of the subject property. A fixture shall include, but not be limited to, light fixtures, electrical fixtures, mechanical fixtures, solar panels and antennas. Solar panels shall include panels used for either the production of electricity or hot water. All roof-mounted fixtures shall not rise more than four inches above the adjacent material.

Skylights may only be placed on the side or rear roof of a building and shall not rise more than four inches above the adjacent material.

Section Four. Russell Gardens Code Chapter 16 entitled “Design Review Board” §16A-7 entitled “Guidelines” is hereby amended by the addition of a new subsection K to read as follows:

K. Driveways.

1. Each residential property shall have one driveway, accessed by one curb cut. No circular driveways and/or multiple curb cuts permitted.
2. Every driveway shall have an unobstructed minimum width of 10 feet.
3. All driveways shall be paved and must be depicted on a site plan approved by the Design Review Board.
4. Where a section of a driveway is set back five feet or less from the side or rear lot line, the setback area abutting that section of the driveway shall be known as a “minimal setback area,” and it shall be landscaped with a hedge, at least three feet in height, planted along at least 80% of the minimal setback area; or evergreen plantings, at least five feet in height, plants at intervals of not more than 10 feet on

center in the minimal setback area.

5. All single-family residences with a single-car garage in which the garage door faces the front of the property shall have a maximum driveway width of 12 feet. All driveways and curb cuts shall be in direct alignment with the garage and shall be no wider than the driveway.
6. All single-family residences with a multi-car garage in which the garage door faces the front of the property shall have a maximum driveway width of 22 feet. All driveways and curb cuts shall be in direct alignment with the garage and shall be no wider than the driveway.
7. All single-family residences in which the garage door faces the side or rear of the property shall have a maximum driveway width of 12 feet for the first 40 feet from the front property line. All driveways and curb cuts shall be in direct alignment with the garage and shall be no wider than the driveway.
8. All curb cuts shall be a minimum of 3 feet away from the nearest utility pole, storm drain, fire hydrant or Village trees.
9. Parking of vehicles shall only be permitted within a driveway as defined herein.
10. All driveway aprons shall be concrete. All driveway curb cuts shall match the adjacent materials.

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