

**INCORPORATED VILLAGE OF PLANDOME MANOR**  
**LOCAL LAW NO. 1 OF 2019**  
**CHAPTER 225. ZONING**  
**AMENDMENT OF PROVISIONS RELATING TO PROHIBITED USES WITHIN THE**  
**VILLAGE OF PLANDOME MANOR RESIDENCE DISTRICTS**

A local law to amend Chapter 225 of the Code of the Incorporated Village of Plandome Manor, entitled "Zoning," to underscore that the use of any part of residential zoned property or premises, including but not limited to driveway space, for the lease or rental of such property or premises for parking purposes, is prohibited within the Village of Plandome Manor.

**BE IT ENACTED** by the Board of Trustees of the Incorporated Village of Plandome Manor as follows:

**Section 1. Amendment.**

Section 225-4(D) of the Village Code of the Incorporated Village of Plandome Manor is hereby amended to state as follows:

D. Prohibited uses. In the R-220, R-110, R-22 and R-15 Residence Districts, the following uses shall be strictly prohibited, which list is meant to be illustrative and not exhaustive:

- (1) Single-family houses used as so-called "model houses" for promoting sales of improved or unimproved property.
- (2) Two-family dwellings.
- (3) Multiple-family dwellings.
- (4) Apartments or accessory apartments.
- (5) Boardinghouses.
- (6) Any commercial or industrial uses except home occupations and home professional occupations as defined herein. Leasing or renting a private driveway or any other portion of residentially zoned property for parking purposes is a prohibited commercial use.
- (7) Any structure on lands between the high- and low-water marks or under the waters of Manhasset Bay or on land underwater at the time of the passage of this chapter, unless approved by the Board of Zoning Appeals after a public hearing and other proceedings by the Board as provided for by this chapter.

**Section 2. Severability.**

If any section or subsection, paragraph, clause, phrase or portion of this article shall be judged invalid or held unconstitutional by a court of competent jurisdiction, any judgment made thereby shall not affect the validity of this chapter as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

**Section 3. When effective.**

This Local Law shall take effect upon filing of this Local Law with the New York State Secretary of State.