

**VILLAGE OF BUCHANAN
AMENDED LOCAL LAW NO. 1 OF THE YEAR 2016**

**A LOCAL LAW AMENDING CHAPTER 211 ENTITLED ZONING TO THE CODE OF
THE VILLAGE OF BUCHANAN**

Section One: The following sections of the Village Code are amended to read as follows:

Article VI:

§211-21 Section 211-21 of Article VI, Chapter 211, entitled “Yard Screening” of the Code of the Village of Buchanan is hereby amended to read as follows:

A.

Required yard screening. Yard screening shall be provided within 15 feet of the boundary or property line of any manufacturing or commercial use of off-street parking lot which abuts a residential use and on any special use where such screening is required by the Board of Appeals. Such screening shall consist of four-foot-high to six-foot-high visual screen or obstruction of suitable scrubs, fences, walls or hedges.

B.

Other yard screening. Walls, shrubs and hedges under six feet tall may be located in any yard or court and shall be maintained in good condition.

C.

Fences. A drawing of the proposed fence must be submitted to the Building Department showing the exact location the fence will be located on the property and a building permit must be obtained. Fences are to be limited to four feet in height across front yards and six feet in height on side and rear yards. Fences may be located anywhere on a property, however, the Village requires front yard fences to be set back six feet from the curb to allow for snow removal. The Village will not be responsible for damage to fences caused by snow plowing and snow removal.

In regard to fences, the height of the fence shall be measured from the finished grade to the top of the fence. In the case of a fence located on the top of a wall or berm, the height of the fence shall include the height of the wall or berm. Fences located more than ten feet away from the wall will not be required to include the height of the wall when calculating fence height.

All fences installed before the adoption of this local law shall be exempt from the requirements of section C. of 211-21.

D.

One (1) decorative entrance gate or archway, not exceeding eight feet (8') in height and eight feet (8') in width, may be installed to allow entry to and from a yard in any side or rear yard.

E.

At all street intersections in all districts, no obstructions to motorist vision exceeding three feet in height above street pavement level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street line thirty (30) feet distant from their point of intersection. All corner lots are deemed to have two (2) front yards and are therefore subject to the four-foot height restriction.

F.

Walls. Walls may be located anywhere on a property. Walls less than three feet in height do not require a building permit. Walls over three feet in height require a building permit and a drawing of where the wall will be located on the property. Walls over four feet in height require a building permit and a drawing by a licensed engineer detailing the design of the wall and its location on the property.

G.

Any pre-existing fence or wall installed before the adoption of this local law, which is damaged or destroyed to an extent equal to not more than 50% of the total wall or fence, may be restored within one year of the date of the damage; provided, however, that it shall not be altered or enlarged unless said alteration or enlargement complies with the current requirements of this chapter.

Section Two: This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.