

## Town of Lodi Planning Board

## Safety

## Section 1. Purpose

In order to preserve the quality of our rural community, to protect and maintain our resources, to manage the orderly growth of population and the development of commerce, and to assure the health, safety and general welfare of its residents, the Town Board of Lodi hereby enacts the following local law.

## Section 2. Land Use

- A. Any nonconforming use existing on the date of the adoption of this Local Law shall not be affected by this Local Law as long as said use continues, without regards to any change in ownership.
- B. Any land adjoining Seneca Lake must comply with New York State and the U.S. Federal Government regulations for setbacks from the waterway.
- C. Lots to be exempted from requirements of Section 2A:
  - a. Subdivisions with required approval from New York State.
  - b. Approved Manufactured Home parks with Seneca County Health Department Permit.
- D. All single family, multifamily dwellings and commercial buildings shall:
  - a. have a setback of a minimum of 35 feet from the center line of the Town road.
  - b. have a minimum of 10 feet from side lot lines
  - c. have a minimum of 10 feet from rear lot lines
- E. All outbuildings including garages, storage buildings, barns or other structure shall meet setback requirements.

## Section 3. Building Construction, Erection, Alteration, Addition and Installation.

- A. An approved land use permit shall be on file with the Town Clerk prior to the start of construction, erection, alteration, addition to, installation, or relocation of any building, or site work to or for any building within the Town of Lodi.
- B. 911 numbers shall be posted before the start of construction, erection, alteration, addition to , installation, or relocation of any building and shall be clearly visible from a public road.
- C. Existing houses, businesses and other buildings (as deemed necessary) shall have the 911 house/building number posted and it shall be clearly visible from a public road.
- D. Bus stop shelters, dog houses, and any temporary or moveable structures such as green houses and farm market stands are exempt from land use permit regulations.

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## Section 4. Driveways/Emergency Access Roads

- A. All driveways less than 300 feet in length for new buildings including single family dwellings constructed after the adoption of this local law shall:
1. have a crown of not more than 3 percent
  2. have a profile gradient not to exceed 10 percent
  3. have a clear width of at least 12 feet
  4. have a clear height of 13 feet 6 inches above the center of the driveway
  5. all culverts shall be capable of supporting at least 9 tons
- B. All driveways greater than 300 feet in length for new buildings including single family dwellings constructed after the adoption of this local law shall be constructed as an emergency services access road.
- Said emergency services access road shall:
1. have a crown of not more than 3 percent
  2. have a profile gradient not to exceed 10 percent
  3. have a clear width of a least 24 feet with the surface width of no less than 16 feet
  4. have a clear height of 13 feet 6 inches above the center of the access road
  5. all culverts and private bridges shall be capable of supporting at least 9 tons or the heaviest piece of emergency service equipment, whichever is greater.
  6. have a straight approach of not less than 15 feet and a straight exit of not less than 15 feet on all culverts and bridges
  7. have an emergency vehicle turn around such as a hammer head, or cul-de-sac to facilitate the largest piece of emergency equipment.

Note: any proposed construction of driveways or emergency service access roads shall require the opinion of the Town Highway Superintendent and the Fire Chief, before application of a variance is made.