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table

**Local Law No. 1 of the year 2015 (Titled: "Town of Dryden Zoning Law") is hereby amended as follows:**

1. The definition of "Multi-Family Dwelling" is amended as follows:

Dwelling, Multi-Family –(1) A Dwelling with separate living Dwelling Units for three or more families having separate or joint entrances and including apartments, ~~group homes, townhouses, cottage homes and condominiums;~~ (2) group homes; or (3) more than one Dwelling on one lot , excluding a permitted Accessory Unit Dwelling. ~~with each Dwelling containing separate living units for three or more families having separate or joint entrances and including apartments, group homes, townhouses, cottage homes and condominiums.~~

2. A new section 606 is hereby enacted to read as follows:

**Section 606: Density in the Rural Residential and Rural Agricultural districts:**

The maximum density allowed is 2 Dwelling Units per acre. The maximum number of Single- and Two-Family Dwellings that can be built on a lot is the maximum number of conforming lots that could be created if the lot were subdivided, as calculated by the Town Planning Director. Since this allows for the clustering of Dwellings without a recorded subdivision plat, this determination by the Town Planning Department shall be recorded in the Tompkins County Clerk's Office and cross-referenced to the deed of the lot in question.

The following review is required:

Number of Dwellings on a lot	Review required	Maximum density (dwelling units/acre)
2-4 single and two-family dwellings/lot	SPR	2
All others	SUP	2

These provisions shall not apply to farm worker housing on lots on which a Farm Operation is conducted.

3. The Allowable Use Groups Chart in Section 501 is amended to add the following note to the "Dwelling, Multi-Family" under the RR and RA districts "See Section 606"
4. Amend Section 501 B) to add: "4) Two to four Single and Two-Family Dwellings on one parcel.
5. This local law shall take effect upon filing in the office of the Secretary of State.