

Proposed amendment to the Town of Dryden Zoning Law

LOCAL LAW NO. OF THE YEAR 2016

A LOCAL LAW TO AMEND THE TOWN OF DRYDEN ZONING LAW TO ADD DENSITY REGULATIONS FOR THE RURAL RESIDENTIAL AND RURAL AGRICULTURAL DISTRICTS

Be it enacted by the Town Board of the Town of Dryden as follows:

SECTION 1. Section 606 of the Zoning Law is hereby amended to read as follows:

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

Single-, Two-, and Multi-Family dwellings are permitted subject to a maximum allowable density of 2 Dwelling Units per acre with a maximum of 10 Dwelling Units per lot if the lot does not have both public water and public sewer facilities. If the lot has both public water and public sewer facilities, then the maximum density is 6 Dwelling Units per acre and 30 Dwelling Units per lot. Subject to the foregoing limits the maximum number of Dwellings that can be built on a lot is equal to the maximum number of conforming lots that could be created if the lot were subdivided in accordance with the Town's Subdivision Law, as calculated by the Town Planning Director. This determination by the Town Planning Director of the maximum number of Dwellings shall be recorded in the Tompkins County Clerk's Office and cross-referenced to the deed of the lot in question and the maximum number of Dwellings for said lot shall not increase even if said lot is thereafter subdivided. Upon the property owner's request, the Town Planning Director shall record a revised determination of the maximum number of conforming lots and Dwellings if, after the original determination is recorded, both public water and public sewer facilities become available to a lot, or zoning amendments are made that affect the maximum number of conforming lots.

The following review is required:

Number of Dwellings on a lot	Review required	
1 Single- or Two-Family Dwelling	No SPR or SUP required	
2-4 Single or Two-Family Dwellings	SPR (Site Plan Review)	
All others	SUP	

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

SECTION 2. This local law shall take effect upon filing in the office of the Secretary of State.

SECTION 3. The provisions of this local law are severable. If any court of competent jurisdiction decides that any section, clause, sentence, part or provision of this local law is illegal, invalid, or unconstitutional, such decision shall not affect, impair, or invalidate any of the remaining sections clauses, sentences, parts, or provisions of the Local Law.

SECTION 4. This local law shall supersede or repeal any prior inconsistent Local Law.