

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET
ALBANY, NY 12231

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Dryden

Local Law No. 1 of the year 2016

A local law TO AMEND THE TOWN OF DRYDEN ZONING LAW TO ADD DENSITY REGULATIONS FOR THE
(Insert Title)
RURAL RESIDENTIAL, RURAL AGRICULTURAL, NEIGHBORHOOD RESIDENTIAL, AND
CONSERVATION DISTRICTS, AND SPECIFY THE REVIEW REQUIRED

Be it enacted by the Town Board of the Town of Dryden as follows:
(Name of Legislative Body)

SECTION 1. A new section 606 of the Zoning Law is hereby enacted 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. Subject to the foregoing limits the maximum number of Dwellings that can be built on a lot is the 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.

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. A new section 607 of the Zoning Law is hereby enacted to read as follows:

Section 607: Density in the Neighborhood Residential and Conservation districts:

In the Neighborhood Residential District only one Single-Family Dwelling plus one Accessory Unit Dwelling per lot is allowed. In the Conservation District only the following is allowed per lot: one Single-Family Dwelling plus one Accessory Unit Dwelling, or one Two-Family Dwelling.

SECTION 3. The Allowable Use Groups Chart in Section 501 is amended to read “See Section 606” for the following uses: “Dwelling, multi-family”; “Dwelling, single-family”; and “Dwelling, two-family” under the RR and RA districts. The Allowable Use Groups Chart in Section 501 is amended to read “See Section 607” for the following use: “Dwelling, single-family” under the NR district.

The Allowable Use Groups Chart in Section 501 is amended to read “See Section 607” for the following uses: “Dwelling, single-family”; and “Dwelling, two-family” under the CV districts.

SECTION 4. Section 501 B) of the Zoning Law is hereby amended by addition of the following language: “4) wherever specifically required by other sections of this law.”

SECTION 5. This local law shall take effect upon filing in the office of the Secretary of State.

SECTION 6. 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 7. This local law shall supersede or repeal any prior inconsistent Local Law.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as Local Law No. 1 of 2016 of the Town of Dryden was duly passed by the Town Board on March 17, 2016, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was *(Name of Legislative Body)* (approved)(not approved)(repassed after disapproval) by the _____ and was *(Elective Chief Executive Officer*)* deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was *(Name of Legislative Body)* (approved)(not approved)(repassed after disapproval) by the _____ *(Elective Chief Executive Officer*)* on _____ 20____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was *(Name of Legislative Body)* (approved)(not approved)(repassed after disapproval) by the _____ *(Elective Chief Executive Officer*)* on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20__ , became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 200__ of the County of _____ State of New York, having been submitted to the electors at the General Election of November __, 20__, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 , above.

Bambi L. Avery, Town Clerk

Date: March 22, 2016

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF TOMPKINS

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Signature

Town Attorney

Town of Dryden

Date: