

## TOWN OF RICHFIELD

LOCAL LAW # 1 OF 2004A LOCAL LAW AMENDING  
THE ZONING LAWS IN CERTAIN DISTRICTS

BE IT ENACTED BY the Town Board of the Town of Richfield, Otsego County, State of New York

## SECTION 1.

Article 4.1 One-acre Residence-Agriculture District-Commercial District is amended as follows:

## a. Permitted uses:

1. One family dwellings.
2. Two family dwellings.
3. Farms and agriculture uses, including temporary stands for the sale of agriculture products only
4. Accessory uses to any permitted use
5. Mobile homes
6. Home occupations

## b. All other uses must obtain a special permit per Section 7.3 Special Permits:

## c. Lot areas and yard regulations pertaining to all structures:

1. Minimum lot area-1 acre (43,560 square feet) usable land, excluding right-of-ways
2. Minimum frontage on public highway-60 feet
3. Minimum front yard setback- 75 feet from the center of a public road or right-of-way or 50 feet from the edge of a public road or right-of-way, whichever is greater
4. Minimum side yard width- 25 feet
5. Minimum rear yard depth- 50 feet

## d. Special Regulations:

1. Sewage disposal systems and water systems must conform to the New York State Department of Health Standards.

## SECTION 2.

Article 4.2 RSD Recreational and Seasonal Commercial District is amended as follows:

The following regulations shall apply in all RSCD Districts

## a. Permitted uses:

1. One family dwellings.
2. Two family dwellings.
3. Farms and agriculture uses, including temporary stands for the sale of agriculture products only
4. Accessory uses to any permitted use
5. Mobile homes
6. Home occupations

b. All other uses must obtain a special permit per Section 7.3 Special Permits:

c. Lot areas and yard regulations pertaining to all structures:

1. Minimum lot area- 22,000 square feet
2. Minimum frontage on a street -30 feet
3. Minimum front yard setback- 50 feet from the center of the nearest roadway or common right-of-way or 35 feet from edge of nearest public roadway or common right of way whichever is greater
4. Minimum side yard width- 10 feet

d. Special Regulations:

1. Building permits shall be required for all new construction
2. Sewage disposal systems and water systems must conform to the New York State Department of Health Standards.

### SECTION 3.

Article 7.2 Permits, Certificates and Licenses is amended as follows:

No building or structure shall be constructed, erected, altered, extended, or repaired unless a building permit is issued by the Enforcement Officer. No building permit shall be required for activity involving the improvement, repair or maintenance of an existing building or structure were such improvement does not enlarge the structure and the total amount expended within any twelve (12) month period for all such activity is less than six thousand dollars (\$6,000.00). All building permits shall expire either upon the completion of the project, or 24 months after issuance whichever is earlier.

### SECTION 4.

Article 7.4 Penalties for Violation is amended as follows:

a ) Violation of this ordinance is an offense punishable by a fine not exceeding \$100 a day for each day such violation exists. For the purposes of conferring jurisdiction upon courts and judicial officers generally, violations of this ordinance shall be misdemeanors, and for such purposes only, all provisions of laws relating to misdemeanors shall apply to violations of this ordinance.

**Ordinance # 2 of 2005****AN ORDINANCE AMENDING "LAND USE AND BUILDING  
MANAGEMENT ORDINANCE OF THE TOWN OF RICHFIELD OTSEGO  
COUNTY, NEW YORK"**

**BE IT ORDAINED** by the Town Board of the Town of Richfield as follows:

**Section 1. That Article 4, "District Regulations" of the said Town Ordinance is amended as follows:**

**1. Section 4.29(c), "Lot Area and yard regulations pertaining to all structures", is hereby amended to read:**

1. Minimum lot area - 25,000 square feet, exclusive of right's of way or non-buildable easements.
2. Minimum frontage on a street - 60 feet
3. Minimum lot width at any point - 60 feet
4. Minimum front yard setback - 35 feet
5. Minimum side yard width - 10 feet

**2. Section 2.2 "Definitions", is hereby amended to read:**

1. Subdivision: The division of any parcel of land into two or more lots, blocks or sites, with or without street or highways and includes resubdivision.

**Section 2. This ordinance shall take effect immediately.**

**Ordinance # 3 of 2005****AN ORDINANCE AMENDING "LAND USE AND BUILDING  
MANAGEMENT ORDINANCE OF THE TOWN OF RICHFIELD OTSEGO  
COUNTY, NEW YORK"**

**BE IT ORDAINED** by the Town Board of the Town of Richfield as follows:

**Section 1. That Article 4, "District Regulations" of the said Town Ordinance is amended as follows:**

**Section 4.2 (d), "Special regulations", is hereby amended by the addition of following sections to the current section and subdivision to now read:**

3. The height of any structure within the district shall be limited to no more than two (2) stories or thirty-four (34) feet whichever is less.
4. If the proposed construction is subject to a site plan review, in addition to any other matter for consideration in its review, the Planning Board shall consider the impact of the height and location of the proposed structure on viewsapes and lines of sight both of adjacent landowners and the public.
5. The height of any fence within the district shall be limited to not more than 6 feet.

**Section 2. This ordinance shall take effect immediately.**

**Ordinance # 1 of 2005****AN ORDINANCE AMENDING "SUBDIVISION ORDINANCE OF THE TOWN OF RICHFIELD OTSEGO COUNTY, NEW YORK"**

**BE IT ORDAINED** by the Town Board of the Town of Richfield as follows:

**WHEREAS**, the Town Board has determined to pass a Local Law requiring all maps of subdivisions within the Town be signed by the Chair of the Planning Board prior to their filing with the Otsego County Clerk's Office, and;

**WHEREAS**, the Town Board wishes to amend the current Subdivision Ordinance to conform to said local law with the current ordinances related thereto and to be certain that all subdivisions created within the Town are lawful and in accordance with statute; the follow amends are made:

**Section 1. The "Introduction" of said Ordinance shall be amended in the following manner:**

1. The first paragraph shall read: "Subdivision: The division of any parcel of land into two or more lots, blocks or sites, with or without street or highways and includes resubdivision.
2. The second paragraph shall be deleted.
3. The third paragraph shall continue as written.

**Section 2. That Article 2, "Special Regulations" of the said Town Ordinance is amended to add the following provision:**

- f. No final subdivision shall be approved by the Planning Board without the submission thereto of a survey map, stamped by a New York State licensed surveyor.

**Section 3. That Article 4, "Design Standards" of the said Town Ordinance is amended as follows:**

1. Section 4.2 (a) " Lot Size, Layout and Monumentation , Conformance with Zoning Law:" is amended to add the following provision, " 5. No subdivision may be approved for any parcel that shares its water or septic or other waste water with any other parcel of land."
2. Section 4.2 (a) " Lot Size, Layout and Monumentation , Conformance with Zoning Law:" is amended to add the following provision, "6. No subdivision shall be granted to any applicant regardless of other conformity with this statute while there remains pending or unsatisfied land use violation or violations on any portion of the property proposed for subdivision.

**Section 4. This ordinance shall take effect immediately.**