

# Local Law Filing

(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.

County  City  Town  Village  
(Select one.)

of BRISTOL

Local Law No. 1 of the year 2024

A local law to broaden housing in the Town of Bristol by establishing an Accessory Dwelling  
(Insert Title)  
Unit (ADU).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Be it enacted by the TOWN BOARD of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of BRISTOL as follows:

See ATTACHMENT A

(If additional space is needed, attach pages the same size as this sheet, and number each.)

# Attachment A

## Local Law 1 of 2024 Accessory Dwelling Unit

### A. Purpose and Intent:

In keeping with the goals and intentions set by our Comprehensive Plan

Section 3.2.5 Housing (H)

Policy Statement:

The Town will encourage and promote a variety of housing options that meet the needs of current and future residents-from first-time homeowners/renters, to long-time, aging and/or disabled residents who may need alternative housing or special accommodations.

Objectives:

- A. Encourage affordable-moderate housing development for both purchase and rental.
- B. Support initiatives and avenues for aging and/or disabled residents who want to remain independent in their homes.
- C. Provide information to help residents save on home ownership costs.

### B. Definitions.

As specifically apply to this subsection:

#### **ACCESSORY BUILDING**

A detached building on the same lot with and of a nature customarily incidental and subordinate to the principal structure.

**ACCESSORY DWELLING UNIT**

An accessory dwelling unit (ADU) is an independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached or encompassed within) single-family home. See H. (Maximum gross floor area.)

**ACCESSORY USE**

A use on the same lot with and of a nature customarily incidental and subordinate to the principal use.

**DWELLING UNIT**

One or more rooms with provision for living, cooking, sanitary and sleeping facilities arranged for the use of one family.

**DWELLING, MULTIFAMILY**

A building containing three or more dwelling units.

**DWELLING, ONE-FAMILY**

A building containing one dwelling unit.

**DWELLING, TWO-FAMILY**

A building containing two dwelling units.

**OWNER OCCUPIED**

A house or apartment used as a dwelling by the owner.

**C. Authorization.**

The town Zoning Board of Appeals may, through the Special Use Permit process, provided for in §350-7 of the Bristol Town Code, authorize an Accessory Dwelling Unit. To apply for a Special Use Permit, the Accessory Dwelling Unit shall be located on the same parcel as the principal residential dwelling unit. In the determination of permitting, the construction or conversion intended to create an Accessory Dwelling Unit shall demonstrate that is clearly incidental and secondary to the principal residential dwelling unit to preserve the appearance of the principal dwelling and the single-family character of the neighborhood.

One Accessory Dwelling Unit is permitted per parcel.

**D. Zoning Districts.**

Accessory Dwelling Units as defined herein shall be permitted in all residential zoning districts and must meet all standards of the schedule of district regulations, as well as those in the Special Use Permit.

**E. Prohibitions.**

Accessory Dwelling Units shall be prohibited on parcels utilized for two family or multifamily dwelling units.

**F. Owner Occupancy.**

The owner of the parcel on which an Accessory Dwelling Unit is located shall maintain their primary domicile in either the principal dwelling unit or the Accessory Dwelling Unit. Both dwelling units must be owned by the parcel owner.

**G. Certificate of Occupancy.**

An Accessory Dwelling Unit may not be located on a parcel where a current building (or zoning) violation exists unless the legalization or creation of the Accessory Dwelling Unit will cure the violation. All Accessory Dwelling Units shall be on a permanent foundation.

**H. Maximum gross floor area.**

An Accessory Dwelling Unit shall contain a minimum of 360 sq. ft and shall not exceed a maximum of 900 sq. feet. The Accessory Dwelling Unit shall be subordinate to the principal dwelling unit and shall not exceed 40% of the gross floor area of the principal dwelling unit or 900 square feet, whichever is more restrictive (lesser), subject to the minimum square footage.

**I. Number of Accessory Units.**

A maximum of one Accessory Dwelling Unit shall be permitted on each qualifying parcel.

**J. Septic & Water.**

See§ 350-74 of the Bristol Town Code.

**K. Parking.**

No additional driveway (curb cut) shall be created for the primary purpose of servicing the Accessory Dwelling Unit. Adequate off-street parking as required by§ 350-31 C. and § 350-32 of the Bristol Town Code.

**L. Severability**

If any part or provision of this local law is judged invalid by any court of competent jurisdiction, such judgment shall be confined in application to the part or provision directly on which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Law or the application thereof to other persons or circumstances. The Town hereby declares that it will have enacted the remainder of this Law even without such part or provision or application.

**M. Effective Date**

This local law shall take effect immediately upon its adoption and filing with the Secretary of State.

(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 2024 of the ~~(County)(City)~~(Town)(Village) of BRISTOL was duly passed by the TOWN BOARD on FEBRUARY 12 2024, 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 (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

**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 (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

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 (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ 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.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

\* 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 20 \_\_\_\_\_ 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 \_\_\_\_\_ above.

\_\_\_\_\_  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body )

Date: \_\_\_\_\_

(Seal)