

162 WASHINGTON AVENUE, 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 underling to indicate new matter.

Town of BRISTOL

Local Law No. 4 of the year 2020.

A local law amending Local Law No 3 of the year 2011 to add Regulations for the Construction, Placement and Use of Accessory Buildings within the Town of Bristol.

Be it enacted by the Town Board

of the Town of Bristol as follows:

#### SECTION I.

**Article Six-Provisions Applicable to All Districts-** Section IX of Local Law #3 of the Laws of 2011, is amended by deleting such section IX in its entirety and in its place and stead, Section IX shall read as follows:

**IX: Accessory Buildings:** All Accessory buildings, not including agricultural structures and except as otherwise specified in this chapter, shall be subject to the following:

(1) For the purpose of regulating the location of accessory buildings on corner lots and on lots extending through/between parallel streets, all portions of such lots fronting the street shall be subject to the front yard requirements of the use district in which such lot is located.

(2) An accessory building attached to a principal building shall be considered a part of the principal building and is required to comply with the yard requirements of this chapter for the principal building. For the purposes of this section, "attached" shall mean physical connection by way of a common wall or foundation and not separated by an unenclosed exterior space.

(3) No detached accessory building shall be closer to the street or right-of-way line than the minimum front yard setback for the principal building.

(4) Accessory buildings for multiple-family dwellings, manufactured home parks, public uses, commercial uses and industrial uses may be allowed in rear or side yard(s) of the primary building(s).

(5) Except as otherwise stated in this chapter, no more than one one-thousand square-foot accessory building shall be allowed on vacant lots with no primary building or use and may be used for storage of materials, equipment, and other personal property. Such accessory building shall be subject to the setback and requirements contained in the Zoning Schedule.

(6) Accessory buildings shall not be used as habitable space or for commercial purposes. The building shall not be utilized for living, sleeping, eating or cooking. Bathrooms, and toilet rooms are prohibited within accessory buildings. Accessory buildings located on parcels having a principal use building may be used for home occupations as defined in the Town of Bristol Zoning Regulations.

(7) Accessory buildings may have electrical, gas, and water service but no other utilities.

(8) Accessory buildings may contain conditioned space (heating/cooling), but not for the purpose of utilizing the space as habitable space. All buildings which are conditioned must meet all requirements of the New York State Uniform Code and associated Energy Code Compliance.

(9) Height allowances:

- a. Detached accessory buildings with a building footprint of less than 1,000 square feet shall not exceed 18 feet in height.
- b. Detached accessory buildings with a building footprint of 1,000 square feet or greater shall not exceed 22 feet in height.

## SECTION II.

If any part or provision of this Local Law or the application or enforcement thereof is adjudged invalid by any court of competent jurisdiction, such adjudication shall not impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances.

## SECTION III.

Whenever the requirements of this Local Law are at variance with the provisions of any other lawfully adopted rule, regulation, ordinance, local law or other law, the most restrictive or those imposing a higher standard shall govern.

## SECTION IV.

This Local Law shall be effective immediately upon its adoption and filing with the New York State Department of State.

