

Changes Between 2017_1016 and 2017_0515 Drafts

Page 2 – § 3.3 – ACCESSORY APARTMENT -- “residence” replaced “dwelling.”

Page 6 – § 3.3 – COMPLETE STREETS – definition added.

Page 7 – § 3.3 – DWELLING – definition revised to reflect Building Code.

Page 19 – § 4.1 – “Planned Development Zone” replaced “Planned Unit Development.”

Page 23 – § 5.2.A.2 – “three (3)” unrelated occupants replaced “four (4).”

Page 23 – § 5.2.B – “A one-family dwelling with a secondary self-contained accessory apartment, i.e. a dwelling with two (2) dwelling units, sometimes described by Tompkins County as a “two family residence,” to be occupied by” replaced “A one-family dwelling with an accessory apartment to be occupied by.”

Page 23 – Added “§ 5.2.M. Dwellings containing two (2) dwelling units where one (1) dwelling unit is not less than fifty percent (50%) of the floor area of the other dwelling unit and/or where one (1) dwelling unit is not subordinate in location and appearance to the other dwelling unit are prohibited.”

Page 25 – Deleted section permitting bed-and-breakfast facilities as an accessory use and renumbered subsequent sections.

Page 25 – § 5.3.J – Requirement added such that the Tompkins County Hotel, Motel, Bed & Breakfast Room Occupancy Tax Certificate of Registration be submitted to the Village’s Zoning Officer and reads as follows:

“§ 5.3.J. Rental of a dwelling unit or a portion of a dwelling unit for transient residence, for a maximum of fourteen (14) days total annually, and in compliance with all Federal, State, County, and local laws, codes, rules and regulations, including but not limited to:
(1) The New York State Uniform Fire Prevention and Building Code; and
(2) The Tompkins County Hotel, Motel, Bed & Breakfast Room Occupancy Tax, with a copy of the occupancy tax Certificate of Registration submitted to the Village’s Zoning Officer.”

Page 27 – § 6.2.B.4.a – Revised to read, “Fraternity, sorority, and student cooperative, but not any of the following: a rooming, lodging, or boarding house, bed and breakfast, hotel, motel, or inn;”

Page 39 – § 9.6.G – Added “Wetland” to boundary delineation heading.

Page 40 – § 10.3 – Deleted section prohibiting “exterior signs containing excessive product or service advertising or trade names” and renumbered subsequent sections.

Pages 48 and 49 – Revised sections § 11.4 and § 11.5 [Exterior Lighting Standards] and renumbered subsequent sections.

Page 51 – § 12.3.E.3 – Revised section on maximum driveway grades to read “In the Multiple Housing and Commercial zoning districts, excepting one-family and two-family dwellings in those districts, driveways ...”

Page 83 – UNA Map – Revised to show revision in UNA 104 boundaries made by Tompkins County.