

Article 3 Amendment 2

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Ballot Text:

Amendment 2

Re: Article II Use Districts

As part of the Town's comprehensive update of its Zoning Ordinance, amend the provisions of Article II of the Zoning Ordinance in the manner reflected in the Zoning Ordinance amendments posted at the Rye Town Hall and the Rye Town Website. Such changes include, but are not limited to:

- Clarify the limitations on yard lot areas, the number of principal dwellings per lot, expansion of non-conforming dwelling units;
- Eliminate references to "government uses," "municipal uses," and "apartment houses" throughout;
- Expand the definition of uses which constitute "noxious, unreasonable, or offensive" uses of property";
- Amend the process related to the conversion of illegal apartments; including amending the required criteria for such a conversion and eliminating the requirement for a renewal of "certificates of legality."
- Clarify standards for vegetative buffers between residential developments in residential districts abutting nonresidential districts and/or nonresidential uses on the same lot;
- Amend the process and standards for the conversion of seasonal dwelling units to year-round dwellings;

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- Amend the permissible uses in the Single Residence District and the requirements for home occupations;
 - Amend the uses allowed in the Single Residence District by special exception, the process for the establishment of a bed-and-breakfast facility and the criteria and requirements for the establishment of a home occupation;
 - Clarify the permissibility of dwellings consisting of two single-family units in the General Residence District;
 - Add agriculture as a permissible use in the Conservation District;
 - Eliminate reference to the "Public Recreation District."
 - Expand the type of permissible dining establishments allowed in the Business District and Commercial Districts;
 - Alter the uses permitted by special exception and the standard for the grant of a "special exception" within the Commercial District;
 - Eliminate the Industrial District; and
 - Make such other changes as are reflected in the amendments on file.
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