

RYE PLANNING BOARD
PROPOSED ZONING ORDINANCE AMENDMENT 2024-02

RE: Two Dwellings on One Lot

Amendment to the Rye Zoning Ordinance, Article XI – Definitions as follows: (Note: **New text emboldened and italicized**. Deleted text ~~struck through~~)

PRINCIPAL DWELLING - The primary or predominant structure to which a property is or may be devoted to a residential use and to which ~~no~~ other uses and structures on the premises are subordinate or accessory. ***Condominium units on the same lot, whether within the same dwelling structure or detached, shall each be considered a principal dwelling for the purpose of this §190.***

Explanation.

The amendments to § 190-2.2.D and the amendment to the definition of “Principal Dwelling” under Article XI are intended to clarify that condominium conversions, which is taking multiple existing dwelling units on a single lot and establishing a condominium form of ownership, are permitted in the Single Residence and General Residence Districts if approved in accordance with § 190-5.3. The amendments also clarify, however, that any dwelling units or structures that are subject to a condominium conversion cannot be altered to expand the footprint or bulk of any condominium unit.