

Amendment to the Village of Freeville Land Use Law

Local Law #3 of the Year 2023

SECTION I: Purpose

A local law to amend the village of Freeville land use law to add density and number of dwelling regulations for the village residential, village agricultural, neighborhood residential and conservation districts, and specify the review requirements.

SECTION II: Application

Change of Land use law section 368.02 General Considerations.

Note one that states "1. Maximum density: 10 dwelling units per acre."

Shall be repealed and changed to "1. Maximum density: 4 dwelling units per acre."

Addition of new land use section

Article 3: Sections 323: Dwelling per lot regulations

Single, Two, and Multi-Family dwellings are permitted subject to a maximum allowable density of 4 dwelling units per acre. Subject to the foregoing limits the maximum number of dwellings that can be built on a lot is the equivalent to maximum number of conforming lots that could be created if the lot was subdivided with the dwellings in the locations they are in. This is to be as calculated by the Village Code Enforcement Officer using current zoning law for the zone the lot is in.

In addition to these density rules the following review may be required:

Number of Dwellings per Lot	Dwelling Types	Review Required
1	Single, Two and Multi-Family dwellings	No SPR or SUP required
2-4	Single, Two and Multi-Family dwellings	SPR (site plan review)
5 or more	Single, Two and Multi-Family dwellings	SPR and SUP (specific use permit)

SECTION III: SUPERSEDING EFFECT

All Local Laws, resolutions, rules, regulations, and other enactments of the Village of Freeville in conflict with the provisions of this Local Law are hereby superseded to the extent necessary to give this Local Law full force and effect.

SECTION IV: EFFECTIVE DATE

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

Amendment to the Village of Freeville Land Use Law

Local Law #4 of the Year 2023

SECTION I: Purpose

A local law to clarify that dimension regulations of lots in Residential Zone shall be applicable to Commercial zone properties also.

SECTION II: Application

Section 361 indicates these are regulations for lots in Residential Zone. With the creation of the Commercial Zone the title was not updated to indicate these lot regulations also apply to lots in that zone.

Current Section title reads

Section 361: Dimension Regulations for Residential Zone (R)

Small be amended to read

Section 361: Dimension Regulations for Residential Zone (R) and Commercial Zone (C)

SECTION III: SUPERSEDING EFFECT

All Local Laws, resolutions, rules, regulations, and other enactments of the Village of Freeville in conflict with the provisions of this Local Law are hereby superseded to the extent necessary to give this Local Law full force and effect.

SECTION IV: EFFECTIVE DATE

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