

LOCAL LAW NO. 9 - 2022

TITLE: “A Local Law to Amend Article III Residence A and B Districts of the Code of the Inc. Village of Brightwaters”

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE INC. VILLAGE OF BRIGHTWATERS AS FOLLOWS:

Section – 128-6 Permitted Uses, to wit: Amending paragraph E

FIRST: Within any Residence A and Residence B Districts as indicated on the Building Zone Map, no building or premises shall be used for other than one or more of the following specified classes of purposes:

E. Accessory uses customary with or incident to any permitted use and located on the same lot therewith. Except as otherwise provided in this chapter, the term "accessory uses" shall not, in a residence district, include any activity commonly conducted for gain or any driveway or walk giving access thereto. **Garages are classified as permitted accessories, but, except as hereinafter specified, a garage in a residence district may be on the same lot with a residence. Any accessory building shall be limited to 1 1/2 stories or 24 feet in height and shall be distant at least 10 feet from any party side line, except as otherwise provided in this chapter.** No accessory building shall be occupied in any part for residence purposes, nor may it contain any cooking equipment. **refrigerator or sink.**

SECOND: **Separability.**

If any section, sub-section, sentence, clause or phrase of this local law is for any reason held invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this local law.

This law is adopted pursuant to Municipal Home Rule Law §§10(1)(ii)(d)(3) and 10(1)(ii)(e)(3) which permits villages to adopt local laws to their property, affairs and government.

THIRD: **Effective Date.**

This act shall take effect immediately upon filing with the Secretary of State as provided by law.