

LOCAL LAW NO. 2 OF THE YEAR 2026
OF THE TOWN OF YORK

A local law to amend the Zoning Ordinance of the Town of York, Livingston County, New York to modify Article IV, Section 402. C.

Be it enacted by the Town Board of the Town of York as follows:

SECTION 1. TITLE AND SCOPE

This local law shall be known as "A LOCAL LAW TO AMEND ARTICLE IV OF THE ZONING ORDINANCE OF THE TOWN OF YORK, LIVINGSTON COUNTY, NEW YORK TO MODIFY REQUIREMENTS FOR RESIDENTIAL DWELLINGS."

SECTION 2. PURPOSE.

- (a) Authority. This Local Law is adopted pursuant to the Town Law of the State of New York, Chapter 62 of the Consolidated Laws, Article 16, and Articles 2 and 3 of the Municipal Home Rule Law, to protect and promote public health, safety, convenience, order, aesthetics, prosperity and general welfare of the Town of York in a fashion that is not inconsistent with the Comprehensive Plan of the Town of York. This Local Law regulates the use of buildings and structures and the development and use of land within the Town of York.
- (b) To these ends, this local law and the Articles that it amends is designed to:
 - 1. Enhance and regulate the orderly growth, development and redevelopment of the Town in accordance with a well-considered plan so that the Town may realize its potential as a place to live and work, with the most beneficial and convenient relationships among the agricultural, commercial, industrial, and residential areas within the Town and with due consideration to the character of each district and its suitability for particular uses; and
 - 2. Protect and manage the character of the Town.

SECTION 3. CHANGES TO SECTION 513—MINIMUM DWELLING SIZE

The current Section 513 of the Zoning Ordinance of the Town of York is hereby modified and amended to eliminate the requirement that all residential dwellings be a minimum of 860 square feet in size and create subsections A, B, D, and D that shall read as follows:

- A. All single-family residential dwellings shall be a minimum of 1,000 square feet in size. This minimum area shall not include the cellar, basement, garage, attic, or any other unfinished areas.

- B. All accessory dwelling units, as such term is defined in Section 613, shall be a minimum of 550 square feet in size. This minimum area shall not include the cellar, basement, garage, attic, or any other unfinished areas.
- C. The minimum size of a dwelling unit in a two-family dwelling shall be 550 square feet. This minimum area shall not include the cellar, basement, garage, attic, or any other unfinished areas.
- D. The minimum unit size of dwelling units within a multi-family dwelling are as follows, which areas shall not include cellar, basement, garage, attic, or any other unfinished areas:
 - (1) One bedroom dwelling units shall be a minimum of 550 square feet.
 - (2) Two bedroom dwelling units shall be a minimum of 650 square feet.
 - (3) Three bedroom dwelling units shall be a minimum of 800 square feet.

SECTION 4. CHANGES TO SECTION 401 -RESIDENTIAL DISTRICT (R)

The current Section 401.D of the Zoning Ordinance of the Town of York is hereby modified and amended to reduce the minimum lot size from 40,000 square feet to 30,000 square feet and shall read as follows:

D. Lot Size. Minimum 30,000 square feet

SECTION 5. CHANGES TO SECTION 400-AGRICULTURAL DISTRICT (A)

- (a) The current Section 400.D of the Zoning Ordinance of the Town of York is hereby modified and amended to reduce the minimum lot size from three (3) acres to 30,000 square feet and shall read as follows:

D. Lot Size. Minimum 30,000 square feet

- (b) The current Section 400.E of the Zoning Ordinance of the Town of York is hereby modified and amended to change the minimum lot frontage from 250 feet to a minimum lot frontage of 150 feet and shall read as follows:

E. Lot Frontage: Minimum 150 feet

SECTION 6. EFFECTIVE DATE.

This local law shall be effective thirty (30) days after its filing with the Office of the Secretary of State.