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Local Law Intro No 8 of 2015
Local Law No. ____ of 2015

A Local Law Amending the R-2 Zoning District Regulations, PDD
Regulations, and Official Map of the Town of Grand Island

Be it hereby enacted by the Town Board of the Town of Grand Island as follows:

Section I: Amendment to R-2 Regulations (Article X of Chapter 407 of the Town Code , R-2 Attached/Detached Single-Family Residential District). PDD Regulations (Article XXVI of Chapter 407 of the Town Code(Planned Development Districts), and the Official Map of the Town.

§ 1 . Legislative intent.

Article X of Chapter 407 of the Town Code provides regulations for the “R-2 Attached/Detached Single-Family Residential District.” The Town of Grand Island Town Board convened the R-2 Zoning Review Committee to review the R-2 regulations in the Town and the properties zoned R-2, and related inquiries. The Committee issued a Report which was reviewed by the Planning Board and Town Board, and based on the recommendations of the Committee and Planning Board, the Town Board believes that the changes in this local law will promote the general health, safety and welfare of the residents of the Town of Grand Island.

§ 2 Section 407-41 (Purpose) of Article X is amended by adding the following sentence at the end of the Section:

The Town Board believes that R-2 zones created after August 1, 2015 should be in proximity to (or part of a PDD within) the Town Center Districts.

§ 3. Section 407-42 (Principal Use) of Article X is amended by deleting Section 407-42(B) “Duplexes” as an allowable use.

§ 4. Section 407-41 (purpose) and 45(B) (General Requirements) of Article X are amended by deleting the references to duplexes.

§ 5. Section 407-45 (General Requirements) of Article X is amended by adding the following at the end of the Section:

L. Because the R-2 District presents a transition between higher and lower densities, or with non-residential districts, appropriate buffers may be required between the R-2 District and adjoining Districts, greater or different in nature than those minimum buffers required by this Chapter. The Planning Board shall consider and the Town Board may adopt buffers as appropriate to each subdivision or site plan, based on the terrain, existing developments and uses, and the proposed development and use. Said buffers may be composed of greenspace, vegetated areas, fences, berms or other forms as the Boards see fit.

§ 6. Rezoning. The official map of the Town of Grand Island is hereby amended so that the R-2 portion of S.B.L. No. 38.11-2-4 is zoned B-1.

§ 7. PDD Regulations. Section 407-122 (Standards for Review) of Article XXVI is amended by adding the following at the end of the Section:

F. For any PDD in whole or in part within the Town Center Districts, the design and performance standards adopted pursuant to § 407-13 shall apply.

Section II. Severability Clause. If any part of this local law is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this local law. The Town of Grand Island Town Board hereby declares that it would have passed this local law and each section and subsection thereof, irrespective of the fact that any one or more of these sections, subsections, sentences, clauses, or phrases may be declared unconstitutional or invalid.

Section III. Effective Date. This local law shall be effective immediately upon filing with the New York Secretary of State.