

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village

(Select one.)

of Montour Falls

Local Law No. 3 of the year 20²⁴

A local law amending Chapter 160 Attachment 2 - Schedule of District Regulations 2:9, of the Village
(Insert Title)
of Montour Falls Code pertaining to Mixed Used district MU1.

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County City Town Village

(Select one.)

of Montour Falls as follows:

See attachment.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 3 of 2024 of the ~~(County)(City)(Town)(Village)~~ of Montour Falls was duly passed by the Board of Trustees (Name of Legislative Body) on May 2nd 2024, in accordance with the applicable provisions of law.

~~**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on _____ 20____, in accordance with the applicable provisions of law.~~

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

~~**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.~~

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Emily Byars

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 8/15/2024

(Seal)

MU-1: Mixed Use District: This district is intended to allow for higher density housing and a mix of walkable businesses.

Principal Permitted Uses

Development Standards

(*Site Plan Review by Planning Board Required)
Automobile Service Stations*

- Businesses*
- Home Business
- Industrial Uses*
- Laundries*
- Motor Vehicle Sales*
- Offices*
- Parking Lot (Commercial)*
- Transportation Terminals*
- Warehouse*
- Wholesale Trade

Accessory Uses

(*Site Plan Review by Planning Board Required)
Other Customary Accessory Uses
Parking Areas for Principal Uses*

| Minimums: | A | B | C | D |
|------------------------------|----------|----------|------------------------------|----------|
| Lot area (square feet) | 40,000 | 40,000 | 30,000 | 10,000 |
| Lot width (feet) | 150 | 150 | 125 | 50 |
| Lot frontage (feet) | 50 | 50 | 50 | 50 |
| Lot depth (feet) | 150 | 150 | 125 | 100 |
| Front yard | 40 | 40 | 30 | 30 |
| Side yards (one/both) | 20/50 | 20/50 | 20/40 | 10/20 |
| Rear yard | 25 | 25 | 25 | 10 |
| Maximums: | | | | |
| Lot coverage | 50% | 50% | 50% | 50% |
| Building stories | 4 | 4 | 4 | 3 |
| Building height (feet) | 50 | 50 | 50 | 35 |
| A = On-site sewage and water | | | B = Central water only | |
| C = Central sewage only | | | D = Central sewage and water | |