

ARTICLE 03. To see if the Town will vote to amend the Rye Zoning Ordinance in accordance with the recommendation of the Rye Planning Board, as follows:

Amendment 9

Amend Article II, Section 190-2.2 Applicability of Use District Regulations as follows (Note: New language ***emboldened and italicized***. Deleted language ~~struck through~~).

§ 190-2.2 Applicability of use district regulations.

- F. Corner lots. ~~On corner lots, the driveway shall exit only to the lesser traveled street.~~ On a corner lot, frontage, depth and front yard requirements shall be met for both streets. The yard behind the principal building shall meet the rear yard requirement. The side yard shall meet the side yard requirement. On a corner lot having only three sides, the yard shall meet either the rear yard or side yard requirement depending on the orientation of the principal building. [Amended 1995; 3-12-2019 by Art. 4]
- M. Access to lots. In order to be considered suitable for development, ***required frontage*** ~~access~~ to a lot ~~shall be by~~ ***must be capable of providing*** a driveway from frontage which meets the minimum frontage requirements of this chapter. A lot may be reached via a shared driveway by permission of the Planning Board for safety reasons ***or a driveway may be accessed from other frontage on the lot***; however, a lot shall not be considered suitable for development unless it is ***capable of constructing a driveway*** ~~accessible by a driveway from~~ ***through*** frontage which meets the minimum frontage requirements of this chapter. ("Driveway" as defined by Chapter 202, Land Development Regulations.) [Added 3-14-2000; amended 3-12-2019 by Art. 4]

Explanation

To clarify language regarding driveway access to lots via frontage.