

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 7

I. Amend Article II: § 190-2.3. Single Residence District (SR) Amend section D as follows
Dimensional Requirements

D. Accessory Structures and mechanical equipment are applicable to ***residential lots.*** ~~with lot frontage of 100' or less:~~

1. Accessory structures with an area of ***200*** ~~400~~ square feet or less, and 12 feet or less in height, ***unattached,*** shall have a side yard setback of at least 10 feet ***and rear yard setback of at least 10 feet.***
2. Mechanical equipment including, but not limited to, A/C condensers, generators, and mini-split condensers shall have a side yard setback of at least 10 feet ***and rear yard setback of at least 10 feet.***
3. Play apparatuses less than 10 feet in height and less than 120 square feet or less in area, shall have a side yard setback of at least 10 feet ***and rear yard setback of at least 10 feet.***
4. Each accessory structure must be at least 7 feet away from any other building on the lot.

II. Amend Article II: § 190-2.4. General Residence District (GR) Amend section D as follows (Note: New language ***emboldened and italicized.*** Deleted language struck through.)

D. Accessory Structures and mechanical equipment are applicable to residential lots. ~~with lot frontage of 100' or less:~~

1. Accessory structures with an area of ***200*** ~~400~~ square feet or less, and 12 feet or less in height, ***single story unattached, without electrical*** shall have a side yard setback of at least ~~10~~ ***5 feet*** ***and rear yard setback of at least 5 feet.***
2. Mechanical equipment including, but not limited to, A/C condensers, generators, and mini-split condensers shall have a side yard setback of at least ~~10-5~~ feet ***and rear yard setback of at least 5 feet.***
3. Play apparatuses less than 10 feet in height and less than 120 square feet or less in area, shall have a side yard setback of at least ~~10-5~~ feet ***and rear yard setback of at least 5 feet.***
4. Each accessory structure must be at least 7 feet away from any other building on the lot.

Explanation

To amend the setbacks required for accessory structures, mechanical structures and mechanical, electrical equipment, and play apparatus structures on residential lots in the Single Residence District (SR) and the General Residence District (GR).