

Zoning Code Revision Summary as of 12-7-2009

Page	Section	Change
13	1-5.C	Replaced “antique automobiles” with “antique vehicles”
15	1-5.C	Revised portion of manufactured homes definition as follows: The structure, when transported in whole, shall be twenty-four (24) body feet or more in width and forty (40) body feet or more in length, or 960 square feet or more when erected on site.
15	1-5.C	Revised definition of Mean High Water Mark as follows: High Water Mark: Using the United States Geological Survey datum, the elevation shall be 863.27 vertical feet above sea level for Skaneateles Lake (per City of Syracuse datum) and 786.60 vertical feet above sea level for Otisco Lake.
28	2-2	Revised “Operating Permit” definition by changing “2-10” to “2-9”
39	2-10.A	Deleted subsection (2) and renumbered former subsection (3)
55	6-1.C	Added (28) Single Wide Manufactured Home
62	6-4	Revised previous subsection (D) by inserting new subsection header (E)
65	6-4.E(5)	Revised to include the following: The approval of a PDD application shall require the approval of a supermajority of the entire Town Board.
65	6-4	Renamed former subsection (E) to (F)
69	7-14	Title revised to “Unregistered Non-Farm Vehicles and Construction Machinery” Unregistered non-farm vehicles, including, but not limited to, cars, trucks, trailers, boats and recreational vehicles, are allowed under the provisions below. Functional construction machinery, including, but not limited to, excavators, backhoes, bull dozers and similar machinery are covered by § 7-22 (Outdoor Storage of Materials and Equipment) and are not subject to the requirements of this section. A. Up to one (1) functional, unregistered non-farm vehicle may be stored outdoors. B. A functional, unregistered non-farm vehicle that is

		stored outdoors in plain sight as viewed from any property line shall be located no less than fifty (50) feet from any property line.
80	7-22	Revised as follows: A. (5) Such outdoor storage is limited to functional machinery, equipment or supplies essential to the operation of a business or hobby. (6) Such outdoor storage shall be located not less than one hundred (100) feet from an adjacent residence, and when viewed in plain sight from any property line, such outdoor storage shall be located not less than fifty (50) feet from any property line. B. All enclosed storage shall be within structures, which meet the requirements of the New York State Uniform Fire Prevention and Building Code. Storage of and in manufactured homes not connected to public utilities or tractor-trailer bodies is not allowed in any district. C. Outdoor storage shall, to the extent practicable, be located behind a fence or vegetative screen to shield such storage from view.
81	7-23.C	All manufactured homes shall have a minimum width of twenty-four (24) feet and a minimum length of forty (40) feet.
93	8-14.D	Any outdoor wood boiler that is installed, extended, enlarged or replaced after the effective date of this Code shall comply with the United States Environmental Protection Agency's Phase 2 emissions standards at a minimum and display the corresponding Phase 2 (or better) Qualified hang tag.
94	8-14.H.1.a	(a) a survey or site plan prepared by a licensed professional engineer, architect or land surveyor, or a sketch prepared by the applicant or its agent (such sketch may be subject to verification by the Code Enforcement Officer), that shows:
97 & 98	8-16	New section A. A single wide manufactured home shall be allowed in accordance with the following conditions: (1) A single wide manufactured home must be at least twelve (12) feet wide and forty (40) feet

		<p>long, or at least 480 square feet in size.</p> <p>(2) A single wide manufactured home must have a minimum roof pitch of 3:12.</p> <p>(3) The Zoning Board of Appeals shall consider the age and condition of a single wide manufactured home.</p> <p>(4) Single wide manufactured homes shall be limited to the RA District only.</p> <p>(5) A single wide manufactured home shall not be located in close proximity to established subdivisions or neighborhoods within the RA District that are comprised primarily of non-manufactured homes, including, but not limited to, the following areas: Tracey Drive; Singing Woods; Locust Lane; Bockes Road; and Pine Grove Road.</p>
Appendix	RA Bulk Use Table	Single Wide Manufactured Home listed under Uses Requiring a Special Permit.
Appendix	RA Bulk Table	Small Retail Store lot size changed from 7 acres to 5 acres.