

**(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.

**Village of Amityville**

**Introductory Local Law No. 2 of the year 2021**

**A local law** to amend the requirements for accessory buildings in the A, BB, and B Residence Districts regarding interior plumbing.

**Be it enacted by the Board of Trustees of the Village of Amityville as follows:**

Section 1. The Board of Trustees finds that the prohibition on all interior plumbing in accessory buildings in the A, BB, and B Residence Districts, which was intended to discourage the illegal use of such buildings as separate dwelling units, has caused unnecessary hardship for residents using said buildings for legitimate accessory purposes. Consequently it is necessary to modify the ban on interior plumbing to allow plumbing for toilets, showers, and sinks so long as same are not being used as part of an illegal accessory dwelling unit.

Section 2. § 183-23 of the Code of the Village of Amityville is hereby amended to read as follows:

“§ 183-23. Accessory Buildings.

Accessory buildings in an A Residence District shall contain an area of not more than 1,000 square feet and an average height of not more than 14 feet as measured by the average grade adjacent to such building, except boathouses, which shall have an average height of no more than 18 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No part of an accessory building shall be nearer the rear or side lot line than four feet. No lot shall have more than three accessory buildings and no accessory building shall have habitable space or more than three (3) fixtures of interior plumbing for a toilet, shower, sink or faucet.”

Section 3. §183-40 of the Code of the Village of Amityville is hereby amended to read as follows:

“ § 183-40. Accessory Buildings.

Accessory buildings in a BB Residence District shall contain an area of not more than 800 square feet and an average height of not more than 14 feet as measured by the average grade adjacent to such building except boathouses which shall have an average height of no more than 18 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No part of an accessory building shall be nearer the rear or side lot line than four feet. No lot shall have more than two accessory buildings and no accessory building shall have habitable space or more than three (3) fixtures of interior plumbing for a toilet, shower, sink or faucet.”

Section 4. § 183-55 of the Code of the Village of Amityville is hereby amended to read as follows:

“§ 183-55 Accessory Buildings

Accessory buildings in a B Residence District shall contain an area of not more than 500 square feet and an average height of not more than 14 feet as measured by the average grade adjacent to such building, except boathouses which shall have an average height of no more than 18 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of lot area which may be built upon. No part of an accessory building shall be nearer the rear or side lot line than two feet. No lot shall have more than two accessory buildings and no accessory building shall have habitable space, or more than three fixtures of interior plumbing for a toilet, shower, sink or faucet.”

Section 5. This local law shall take effect immediately.