

SCHEDULE VI-1964
ZONING ORDINANCE

SCHEDULE VI
1964 ZONING ORDINANCE OF THE TOWN OF ORANGEVILLE

The attached text is the previous Zoning Ordinance of the Town of Orangeville, which was adopted in 1964 by the Town Board of the Town of Orangeville. This document is appended for informational purposes only.

TOWN

OF

ORANGEVILLE

ZONING

ORDINANCE

1964

ARTICLE I

An Ordinance regulating, by districts, the uses of land and the uses of buildings for trade, industry, residence and other purposes and the establishing of boundaries for said districts so as to promote the health, safety, morals and general welfare of the inhabitants of the Town of Orangeville.

The Town Board having appointed a Town Zoning Commission; the Town Zoning Commission having made a preliminary report and having held public hearings thereon; the Town Zoning Commission having submitted its final report to the Town Board and the Town Board having held public hearings thereon;

Now Therefore Be It Ordained that the Town Board of the Town of Orangeville by virtue of the authority in it invested by Article 16 of the Town Law, does hereby enact the following Ordinance:

THE 1964 ZONING ORDINANCE OF THE TOWN OF ORANGEVILLE WYOMING COUNTY.
STATE OF NEW YORK

~~SECTION I. SHORT TITLE.~~ This Ordinance shall be known as, and may be cited as, "The 1964 Orangeville Zoning Ordinance."

SECTION II. KINDS OF DISTRICTS. For the purpose of promoting the public health, safety, morals and general welfare of its inhabitants, the Town of Orangeville is hereby divided into the following types of districts:

1. Agricultural Use Districts, also referred to as "A" districts.
2. Residential Use Districts, also referred to as "R" districts.
3. Business Use Districts, also referred to as "B" districts.
4. Industrial Use Districts, also referred to as "M" districts.
5. Seasonal Use Districts, also referred to as "S" districts.
6. Youth Training Reservation Use Districts, also referred to as "Y" districts.

~~SECTION III. DISTRICT BOUNDARIES ESTABLISHED.~~ Said district boundaries are hereby established and defined as follows:

1. The "A" districts shall be all the lands of the Town of Orangeville not otherwise designated as being in specific districts. Such undesignated lands are hereby established as "A" districts.
2. The "R" districts shall be all those lands within the "A" districts which at the time of the enactment of this Ordinance are in uses permitted within the "R" districts. Also those lands within the "A" districts where, in accordance with the provisions of this Ordinance, any of the uses permitted in the "R" districts may in the future be established.
3. The "B" districts shall be all those lands within the "A" districts which at the time of the enactment of this Ordinance are in uses permitted within the "B" districts. Also those lands within the "A" districts where, in accordance with the provisions of this Ordinance, any of the uses permitted in the "B" districts may in the future be established.

4. The "M" districts shall be all those lands within the "A" districts which at the time of the enactment of this Ordinance are in uses permitted within the "M" districts. Also those lands within the "A" districts where, in accordance with the provisions of this Ordinance, any of the uses permitted in the "M" districts may in the future be established.

5. The "S" districts shall be all those lands within the "A" districts which at the time of the enactment of this Ordinance are in uses permitted within the "S" districts. Also those lands within the "A" districts where, in accordance with the provisions of this Ordinance, any of the uses permitted in the "S" districts may in the future be established.

6. The "Y" districts shall consist of all those lands within the "A" districts which at the time of the enactment of this Ordinance are in uses permitted within the "Y" districts. Also those lands within the "A" districts where, in accordance with the provisions of this Ordinance, any of the uses permitted in the "Y" districts may in the future be established.

ARTICLE II

SECTION XII. DEFINITIONS. Except where specifically defined herein, all words, terms and phrases shall have the meanings commonly attributed to them. When doubt arises, precise meanings shall be determined by the Board of Appeals, hereinafter established. The words "used" or "occupied" include "intended, arranged or designed to be used or occupied." The word "shall" is intended to be mandatory.

1. **Billboards.** Any structure or part thereof on which lettered, figured or pictorial matter is displayed for advertising purposes other than the name or occupation of the user of the premises, or the nature of the business conducted thereon, or the products primarily sold, processed or manufactured thereon.

2. **Business Signs.** Any structure or portion thereof on which lettered, figured or pictorial matter is displayed for advertising purposes with the name of the business or industry carried on, or advertising any services or products actually and actively being offered for sale on the premises. This definition shall not include professional, announcement, real estate or institutional signs hereinafter defined.

3. **Building Height.** Building height shall be measured from front yard grade level at the foundation wall to the peak of the roof.

4. **Corner Lot.** Any parcel of land located at a road junction or road intersection so that 2 sides of the lot each abuts upon one of the intersecting or joining public highways or roads.

5. **Dwelling.** A building or structure designed or occupied in whole or part as a home, residence or sleeping place for one or more persons.

6. **Dwelling Unit.**

a. A dwelling or that part of the dwelling designed for or occupied by one family and not to exceed 2 lodgers.

b. Each room of a hotel or motel used or designed for use by transients.

7. **Excessive**

a. Excessive smoke shall mean a density equal to or greater than that density described as No. 2 on the Ringleman Chart, as published by the United States Bureau of Mines, which shall be emitted from any chimney or smoke stack for a period of over 6 minutes in any single period of sixty minutes.

b. Excessive noise, vibration, odors, fumes, gases, dust, dirt, heat or glare shall mean any exposures in excess of maximum allowable exposures, as promulgated by the Federal, State, County, or Town governments, measured at the nearest exposure to the premises.

c. In the absence of any such maximum standards, emissions of noise, vibration, odors, fumes, gases, dust, dirt, heat or glare shall be presumed to be not excessive where the exposures at the perimeter of the premises up and down wind do not exceed exposures estimated or described by the user which were filed in connection with application for a building permit or certificate of occupancy and which were reviewed by the Board of Appeals prior to authorizing the issuance of a building permit or certificate of occupancy.

d. In the event that there is a major change in the character of the operation of the user which substantially affect the emission of noise, vibration, odors, fumes, gases, dust, dirt, heat or glare so that it exceeds the previous estimate or described exposures filed by the User with the Board of Appeals, such increased exposures will be presumed to be not excessive where the user shall have filed revised estimates or descriptions with the Board for review and approval prior to effecting the change in operations.

8. Family. A person living alone, or two or more persons customarily living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a hotel, club, boarding house, fraternity house or a nursing home.

9. Home Occupation. An occupation, profession or hobby which is commonly carried on within a dwelling, is clearly incidental and secondary to the use of such dwelling for residential purposes, is carried on only by members of the family residing in such dwelling.

10. House Trailer. Any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes, on the conduct of any business, profession, occupation or trade.

11. Industrial-Agricultural Enterprises. The housing or feeding of animals on fowl, carried on as an industry, where less than eight percent by weight of the feed stuffs consumed by the animals on fowl or of the litter used for the animals or fowl is grown on the premises.

12. Junk or Scrap Piles.

a. Two or more, severally or in the aggregate, of disabled or partially dismantled motor vehicles, home appliances or other such pieces of machinery or equipment allowed to remain in the open on a premises for more than 30 days, shall constitute a junk or scrap pile.

b. This definition shall not include farm machinery or equipment in an "A" district which is stored in the open by the owner on his farm premises and which is intended for use on the farm premises.

13. Multiple Dwelling. A dwelling which is either rented, leased, let or hired out to be occupied, or is occupied as the temporary or permanent residence or home of 3 or more families living independently of each other.

14. Nonconforming Uses. A structure or land lawfully occupied at the time of the enactment of this Ordinance by a use which does not conform to the regulations of the district in which it is situated.

15. Professional, announcement, Real Estate and Institutional Signs. Any structure or portion thereof, used for identification purposes in connection with a profession, home occupation, the sale or rental of real estate; and the location of public and private institutions.

16. Seasonal Use Districts. A district which may be established on lands which do not abut on any public highway or road, which are not less than 200 feet from any public highway or road, and access to which is limited to specific periods of any calendar year.

17. Trailer Camp. Any lot upon which two or more house trailers are located and occupied for dwelling or sleeping purposes shall constitute a trailer camp.

18. Yard. An unoccupied space open to the skies. A front yard shall be that area of the lot extending across the entire front of the lot; a rear yard shall be that area of the lot, extending across the entire rear of the lot and a side yard shall be limited to that area of a lot between the front and rear building lines as extended to the near side property boundary line.

19. Youth Training Reservation. An area of camp sites and camp facilities in proximity to nature sponsored, maintained and operated by non-profit, non-political, non-sectarian, non-racial membership organizations for the purpose of promoting the mental, moral and physical development of youths and to inculcate them in the virtue of good American citizenship.

ARTICLE III

SECTION XXII. PUBLIC PROPERTIES AND PUBLIC UTILITIES. Nothing in this Ordinance shall restrict the occupation or use of public properties or the construction, use or maintenance of public utility structures and facilities required to service the Town.

SECTION XXIII. REGULATIONS OF GENERAL APPLICATION, EXCEPT AS HEREINAFTER PROVIDED.

1. a. Except for accessory uses and structures which are customarily a part of a permitted use, any use not specifically permitted shall be a prohibited use.
b. No lands or buildings shall be used or occupied, and no building or part thereof shall be established, erected or extended, unless in conformity with the regulations for the district in which it is located.

2. Any Permitted Use or Permitted Use Conditional established hereunder in any district, and any building permit or certificate of occupancy issued hereunder, shall be subject to the laws, ordinances and regulations of the State of New York, County of Wyoming and the Town of Orangeville and any of their agencies having jurisdiction relative to the establishment and operation of such facilities and use.

3. The following regulations shall apply to all nonconforming uses.
 - a. Any legal nonconforming use or occupancy of land existing at the time of the enactment of this Ordinance may be continued, and upon the authorization of the Board of Appeals, may be extended within the limits of the premises as said premises existed at the time of the enactment of this Ordinance, and under such conditions as the Board of Appeals may impose so as to conform as nearly as practical to the requirements of the district in which it is located.
 - b. Any structure, under construction at the effective date of this Ordinance which does not conform to the regulations of the district in which it is situated, shall be deemed to be lawfully occupied and shall qualify as a nonconforming use provided the owner or his authorized agent shall apply within 30 days of the effective date of this Ordinance to the Town Clerk for a certification of prior use, and provided construction is diligently prosecuted thereafter.

c. A nonconforming use, if changed to a permitted use for the district in which it is located, shall not thereafter be changed to a nonconforming use.

d. A nonconforming use abandoned for a period of more than one year shall not thereafter be reestablished and future use shall be in conformity with the provisions of this Ordinance.

e. Nothing in this Ordinance shall prevent the restoration of a building destroyed by fire, explosion, act of God or act of public enemy subsequent to the enactment of this Ordinance, or shall prevent the continuance of such use as it existed at the time of the destruction or of partial destruction of such building, provided that the restoration shall be commenced within six months after the destruction and is completed within twelve months after the date of destruction.

f. Nothing in this Ordinance shall prevent the repair, strengthening, or restoration to a safe condition of any portion of a building or structure which has been declared unsafe by a public officer having cognizance thereof.

g. Nothing in this Ordinance shall prevent the compliance of any building or structure with other laws, ordinances and regulations applicable to buildings, structures and use of land.

4. Where two or more adjacent parcels of land are in the same ownership at the time of the enactment of this Ordinance, they shall, for purposes of this Ordinance, be considered as a single lot.

5. For any lot, existing at the time of the enactment of this Ordinance in an ownership separate from that of any adjacent lot, which is smaller in size than lots provided for in this Ordinance, the Board of Appeals shall vary the regulations applicable to the use of lots to permit reasonable use of the small lot consistent with the intent and purposes of this Ordinance.

6. There shall be one principal structure and one principal use on any lot.

7. a. No lot shall be reduced in size, if, as a result thereof, its area or any of its dimensions or open spaces shall be smaller than required by this Ordinance except as hereinafter provided.

b. The Board of Appeals may permit such reduction if there shall be more than one principal structure in existence on the lot at the time of the enactment of this Ordinance and the purpose of the reduction is to partition the lot and separate the principal structures into separate ownership.

c. The Board of Appeals may permit such reduction if property boundary lines, which existed at the time of the enactment of this Ordinance, resulted in irregularly shaped lots and the purpose of the reduction is to adjust the property boundary lines between adjacent lots to permit harmonious development thereof.

d. For any lot reduced or created hereunder the Board of Appeals shall vary regulations applicable to use of lots to permit reasonable use consistent with the intent and purposes of this Ordinance.

8. a. Yard width and Yard depth shall be measured at right angles to the respective property boundary line. Front yard depth shall be measured between the building line and the near boundary of the right of way of the public highway or road. Side yard width and rear yard depth shall be measured between the building line and the near property boundary line.

b. No part of a yard required for a principal use on one lot shall be included as a part of a yard required for a use on an adjoining lot.

c. On a corner lot, except in an "A" or "S" district, each property boundary line which abuts a public highway or road shall be deemed a front property boundary line and front yard depth, as hereinafter provided, will be required for the yards along both frontages.

Page 9
9. In any district, except an "A" or "S" district, in the use or occupation of a corner lot, no building, structure, sign or fence will be established, erected or extended and no vegetation, plants, trees, bushes or hedges will be planted, grown or permitted to grow, to a height in excess of 36" above the elevation of the center line of the road in the area nearest the intersection or road junction which is common to the required two front yard depths so as to interfere with the vision of motorists using the public highway or roads and approaching the intersection or junction; Provided, however, that if the corner lot is used and occupied as a dwelling, a single shade tree, other than a coniferous tree, may be planted, transplanted or grown in the said common area not closer than 15' to either road and provided that when the tree exceeds 15' in height the branches will be trimmed off to a clear vertical height of 8' from the ground.

10. a. The surface slope of all surfaces of the front, side and rear yards of any building shall slope down and away from the foundation walls on a slope of not less than 1 percent for a distance equal to at least one half the width or depth of the required yards.
b. When a building is located within 200 feet of a public highway or road, the top of the foundation wall in the front of the building shall not be less than 2 feet above the elevation of the center line of the road fronting the premises.
c. When unnecessary hardship or practical difficulty due to topographic conditions is proven, the Board of Appeals, without public hearing, shall vary the requirements set out above to permit reasonable use of the premises, consistent with the intent and purposes of this Ordinance, provided that all surfaces of the front, side and rear yards of any building shall slope down and away from the foundation walls for a distance equal to at least one half the width or depth of the required yards.

11. In any district it shall be unlawful to occupy for sleeping purposes or for public assembly, any part of a one story structure the floor of which is below the required front yard elevation, except that this provision shall not apply to the emergency use of an air raid shelter, tornado shelter, or similar protective shelter.

12. No structure, to be used in whole or in part as a dwelling, shall be erected or placed in an area subject to periodic flooding.

13. a. A House Trailer, when located or occupied as a dwelling or for sleeping purposes or use hereunder, shall comply with the regulations of the district in which it is located, except as hereinafter provided:

(1). In an "A" district, the Board of Appeals may authorize the location of one house trailer on a farm premises and may vary the regulations applicable to the use of such trailer provided the trailer is used or occupied by a person and his family, other than the owner of the premises, whose prime and principal employment is on said farm premises.

(2). In any district, the Board of Appeals may authorize the location of one house trailer and may vary the regulations applicable to the use of such trailer provided the trailer is situated on premises where a structure, for which a building permit has been issued, is to be erected, and provided such house trailer is occupied or used by persons engaged in the erection of the structure. Such occupancy shall be terminated within 30 days after completion of the permitted structure or within 30 days after the expiration of the building permit, whichever is sooner.

b. No additions or extensions, except either a one story entrance vestibule or an outside utility room, on foundation, not to exceed 160 square feet in area, shall be made to the exterior of any house trailer when located, occupied or used hereunder and such area shall be considered as additional area for purposes of determining the area of dwelling. A patio, or a terrace with awning and not constitute an addition or extension or additional area.

- c. One unoccupied house trailer, not used for living on sleeping purposes, may be stored in the rear yard not less than 5 feet from any side or rear property boundary line.
- d. A trailer camp use shall not be permitted in any district except a Trailer Camp Use District.

14. In any district it shall be unlawful to locate or establish in the open a private dump or a junk or scrap pile, except as hereinafter provided:

- a. In an "A" district, a private dump may be so located on farm premises for household and farm wastes originating on the premises. Such private dump shall be located not less than 500 feet from any dwelling, public highway or road, not less than 100 feet from any property boundary line, and so as not to pollute surface or ground water.
- b. In a "B" or "M" district, a junk or scrap pile may be so located on business or industrial premises to be used on the premises by the business or industry. Such junk or scrap pile shall be located in the rear yard of such premises not less than 25 feet from any side or rear property boundary line.

15. Open excavations shall not be maintained except those excavations necessary for the erection of a building or structure for which a building permit has been issued in accordance with the provisions of this Ordinance and those excavations permitted in "A" districts as hereinafter provided. Wells, cisterns, septic tanks and similar structures and installations shall be provided with a protective covering.

16. In authorizing the issuance of a building permit or a certificate of occupancy for a Permitted Use Conditional in any district, the Board of Appeals may condition the authorization with the requirement that no excessive noise, vibration, smoke, fumes, gases, dust, dirt, heat or glare shall be produced and with any other requirements which it deems necessary for the protection and preservation of the safety, health, morals, and general welfare of the people of the Town.

17. a. Billboards shall have an area for any one surface of not more than 24 square feet. Such signs shall meet the front and side yard requirements for the district in which they are located.

b. Business signs shall be deemed an accessory use in a "B" or "M" district and shall have an area for any one surface of not more than 24 feet. Such signs shall meet the front and side yard requirements for the district in which they are located.

c. Professional, announcement, real estate and institutional signs shall be deemed an accessory use. Such signs shall have an area for any one surface of not more than 6 square feet. Such signs shall meet the front and side yard requirements for the district in which they are located.

d. In any district signs, when illuminated, shall have the source of illumination diffused or shielded so that the illumination is not directed or reflected so as to interfere with the vision of persons in motor vehicles on adjacent highways or so as to be a source of annoyance to persons in structures situated within 300 feet of the source of the illumination.

e. In any district no billboard or business sign shall be erected within 30 feet of the property boundary line upon which a dwelling has been established or of a premises for which a building permit has been issued for the establishment of a dwelling.

18. Home Occupation shall conform to the following:

a. A home occupation shall not occupy or use an area which is more than 15% of the area of the dwelling unit.

b. There shall be no exterior display other than an announcement or professional sign not to exceed six square feet in area, attached to the dwelling and not illuminated.

c. There shall be no exterior storage of materials or other exterior indication

of such home occupation, or any other variation from the residential character of the premises.

d. No excessive noise, vibration, smoke, odors, fumes, gases, dust, dirt, heat or glare shall be produced.

e. No equipment, device or object shall be used which will cause disturbances in the electrical service of the neighborhood so as to interfere with the reception of radio or of television broadcast signals.

19. In every dwelling unit there shall be one living or sleeping room having at least 132 square feet of floor space and shall be at least $7\frac{1}{2}$ feet in its horizontal dimension.

ARTICLE IV

SECTION XXXI. AGRICULTURAL USE DISTRICT REGULATIONS

1. Permitted Uses.

a. All customary agricultural buildings and uses.

b. Farm dwellings.

c. Farm water supply, conservation and fire protection ponds.

d. Bank excavations of earth materials.

e. All uses which are Permitted Uses or Permitted Uses Conditional in the "R" districts and the provisions applicable to the "R" districts shall apply.

2. Permitted Uses Conditional

a. The Board of Appeals, after public hearing, may authorize the establishment of an Industrial-Agricultural Enterprise and all necessary structures and buildings.

b. The Board of Appeals, after public hearing, may authorize the issuance of a building permit for the establishment or erection of a billboard.

c. The Board of Appeals, after public hearing, may authorize the establishment of veterinarian facilities including small animal hospitals and holding kennels for the care and keeping of small animals, provided, however, that structures, buildings, pens and runways shall be at least 100 feet from any property boundary line.

~~3. Farm Dwellings.~~ *3. Farm Dwellings. Tower* Farm Dwellings shall be located on the farm premises so as to meet requirements established hereinafter for dwelling in "R" districts with regard to Lot Widths and Areas.

4. Area of Farm Dwellings. The foundation area, measured at the outside of the foundation walls, not including area for breezeways, storage of motor vehicles or other non-residential uses, shall not be less than 700 square feet for each dwelling unit in any one story farm dwelling and not less than 600 square feet for each dwelling unit in any farm dwelling of one and one half stories or more.

5. Foundations

a. Every structure used as a farm dwelling shall have masonry or concrete foundation, with footing not less than 36 inches below the surface of the ground at the building line. Such foundation shall be continuous for the outside perimeter of the building except for necessary window and door openings and shall provide support for any chimneys.

b. Chimneys shall be constructed of and supported by fire proof materials and shall have fire proof flue linings.

6. Height Limitations. Farm Dwellings shall not exceed two stories in height.

7. Minimum Yard Requirements. Farm Buildings, including dwellings, shall be located on the farm premises so no part of any structure is closer than 50 feet to public highway or road or closer than 25 feet to any property boundary line.

farm buildings or structures shall also be located so that no such building or structure is closer than 75 feet to any farm dwelling.

8. Open Ponds.

- a. No pond shall be established within 50 feet of any property boundary line.
- b. The Board of Appeals, without public hearing, shall vary this requirement so as to permit the distance to be reduced to not less than 25 feet in accordance with a pond location plan prepared by or under the supervision of the County Soil Conservation Service which indicates that it is not practical for topographic reasons to locate such pond at any other site on the farm premises.

9. Bank Excavations of Earth Materials.

- a. The surface slope of any cut shall not exceed the normal angle of repose.
- b. The finished floor shall conform to the surfaces of adjacent lands, shall be free of holes, water pools and mounds of debris, and shall not be subject to gully erosion.
- c. A final grading shall produce a safe and useful area when operations are discontinued.

SECTION XVII RESIDENTIAL USE DISTRICT REGULATIONS.

1. Permitted Uses.

- a. One and two family dwellings.
- b. Churches and other places of worship, parish houses, rectories, convents. Public, private and parochial schools at all educational levels.
- c. Home farm and garden.
- d. Home occupations.
- e. Combination of a dwelling and a resident professional man's office.

2. Permitted Uses Conditional.

- a. The Board of Appeals, after public hearing, may authorize the issuance of a building permit of certificate of occupancy for the establishment or erection of membership clubs, lodges, multiple dwellings, hospitals and medical centers for the care and treatment of humans.
- b. In authorizing the issuance of a building permit for a Multiple Dwelling, the Board of Appeals shall condition the authorization to require that a multiple dwelling shall be established on a lot of not less than 200 feet in width, with a lot area of not less than 40,000 square feet or a lot area of not less than 4000 square feet for each dwelling unit whichever is larger, and that the principal building and its accessory structures shall not occupy more than 50% of the lot area.

3. Height Limitations.

- a. One and two family dwellings shall not exceed two stories.
- b. All other permitted uses shall not exceed a height of 35 feet unless the exterior walls of such structure are of fire resistant construction with a fire resistant rating of not less than 2 hours.

4. Lot Widths and Areas.

- a. One family dwellings shall be on lots having a width of at least 100 feet and an area of at least 20,000 square feet, except that if the lot is a corner lot both frontages shall be at least 150 feet and the area at least 22,500 square feet.
- b. Two family dwellings shall be on lots having a width of at least 150 feet and an area of at least 30,000 square feet.
- c. A home occupation use, a combination of a dwelling and a resident professional man's office use, or a home farm and garden use shall be construed as an accessory use to a one family or a two family dwelling use so far as lot widths and areas are concerned.
- d. All other permitted uses shall be on lots having a width of at least 200

feet and an area of at least 40,000 square feet.

5. Area of Dwellings.

The foundation area, measured at the outside of the foundation walls, not including area for breezeways, storage of motor vehicles or other non-residential uses, shall not be less than 700 square feet for each dwelling unit in any one story dwelling and not less than 600 square feet for each dwelling unit in any dwelling of one and one half stories or more.

6. Foundations.

- a. Every structure used as a dwelling shall have masonry or concrete foundation, with footing not less than 36 inches below the surface of the ground at the building line. Such foundation shall be continuous for the outside perimeter of the building, except for necessary window and door openings and shall provide support for any chimney.
- b. Chimneys shall be constructed of and supported by fire proof materials and shall have fire proof flue lining.

7. Percentage of Lot Coverage.

The principal building and its accessory structures shall not cover more than 25 percent of the lot area.

8. Minimum Yard Requirements.

- a. For all uses there shall be a front yard with a minimum depth of 50 feet and a rear yard having a minimum depth of 30 feet.
- b. For all uses there shall be two side yards both of which shall have a minimum width of 15 feet.
- c. Accessory structures, including swimming pools, when located in a side yard, shall meet the same side yard requirements as for a dwelling and, when located in the rear yard, shall not be less than 5 feet from any side or rear property boundary line.

9. Motor Vehicle Storage and Parking Areas.

- a. There shall be a vehicular driveway leading from the public highway or road to an auto storage space, consisting of a carport, garage or off-street storage area for each dwelling unit. The auto storage space for each dwelling unit shall have a minimum width of 12 feet and a minimum length of 20 feet.
- b. Where a residential use is combined with a home occupation use or a professional office use, sufficient gravel or hard surface off-street parking area shall be provided for all motor vehicles which may congregate at any one time under normal conditions of use.
- c. Auto storage space, other than gravel or hard surface off-street parking areas, whether covered or not covered, shall be considered as an occupied space and as an accessory use to the dwelling.

SECTION XXII PUBLIC USE DISTRICT REGULATIONS

1. Permitted Uses.

a. General:

- (1). Stores and shops for the conduct of retail or personal service businesses, hobby shops, antique sales and services, tailor shops and mortuaries.
- (2). Banks, professional offices, restaurants, bus stations, and communications centers.
- (3). Motor vehicle sales, service and repair shops, building shops, and maintenance shops.
- (4). Wholesale trade and businesses.

b. Special:

- (1). Hotels and Motels.
- (2). Laundries.

- (3). Taverns, dance halls, theaters, bowling alleys, billiard rooms, clubs, lodges, halls and similar places of public recreation and assembly.
- c. Any use similar in character to those enumerated which the Board of Appeals, without public hearing, shall determine to be a similar use.

2. Permitted Use Conditional.

- (a) The Board of Appeals, after public hearing, may authorize the issuance of a permit or certificate of occupancy for the establishment of a business use combined with a dwelling in the same building to be used or occupied by the owner of the business or by one whose prime and principal employment is in the business, provided that the area occupied by the business use is separated from the dwelling area by a partition wall and provided that the area occupied by the dwelling will meet the requirements for Area of Dwelling, Building Height and Foundations as provided in an "R" district and provided that the combined use will meet the requirements for Percent of Lot Coverage and Yards as provided in an "R" district.

(b) *Tower*
3. Minimum Lot Area and Lot Width.

- a. Permitted Business Uses "General" shall be located on lots having a width of not less than 100 feet and an area of not less than 20,000 square feet, except, if the lot is a corner lot, both frontages shall be not less than 150 feet and the area shall be not less than 22,500 square feet.
- b. Permitted Business Uses "Special", except hotels and motels, which require additional area because of the character of the use, shall be located on lots having a width of not less than 200 feet and an area of not less than 40,000 square feet.
- c. Hotels and Motels shall be established on a lot of not less than 300 feet in width and with a lot area of not less than 60,000 square feet or a lot area of not less than 4000 square feet per dwelling unit whichever is larger.

4. Building Height.

- No building shall be established, erected or extended to a height in excess of two stories, except that structures, having exterior walls constructed so as to have a fire resistance rating of not less than 2 hours, may be established to a height not to exceed 35 feet.

5. Percentage of Lot Coverage.

- The principal building and its accessory structures and land uses other than off-street parking shall not cover more than 50 percent of the area of the lot.

6. Minimum Yard Requirements.

- a. There shall be a front yard of not less than 50 feet in depth and a rear yard of not less than 30 feet in depth.
- b. There shall be at least one side yard of not less than 25 feet, except where the rear of the lot abuts on a public highway, road or alley so that there is direct access to the rear yard in which event no side yard is required.
- c. Where the lot abuts on a lot in an "A" or "R" district sub-paragraph "b." above shall not apply, and there shall be provided a side yard of not less than 25 feet abutting the "A" or "R" district lot.

7. Motor Vehicle Parking.

- a. Sufficient off-street parking area with graveled or hard surface shall be provided for all major vehicles which may congregate at any one time under normal conditions of use and it shall be considered unoccupied yard space with regard to minimum yard requirements except that a front yard parking area may not encroach on the final 10 feet abutting a public highway or road.
- b. There shall also be provided such additional areas as may be needed for the parking of employee's vehicles and for the storage, loading and unloading of commercial vehicles incidental to the use of the premises.

8. No excessive noise, vibration, smoke, odors, fumes, gases, dust, dirt, heat or glare shall be produced.

SECTION XXII. INDUSTRIAL USE DISTRICT REGULATIONS.

1. Permitted Uses.

- a. Manufacturing limited to aircraft, including parts; optical goods, scientific instruments, cameras, photographic materials and supplies; clothing; office equipment and furniture; and paper products such as envelopes, stationery, greeting cards, tags, bags, boxes and containers.
- b. Custom job machine shops, tool and die shops, shops for the finishing, grinding, polishing and plating of metal, and shops for the stamping and extrusion of small sized products such as buttons, costume jewelry, kitchen utensils and toys.
- c. Bakeries and commercial greenhouses.
- d. Industrial and scientific research and development facilities.
- e. Home farm and garden.
- f. Any use similar in character to those enumerated which the Board of Appeals without public hearing, shall determine a similar use.

(A) Permitted Use Conditional - Tower

2. Building Height Limitations.

No building shall be established, erected or extended to a height in excess of two stories except that structures, having exterior walls constructed so as to have a fire resistant rating of not less than 2 hours, may be established to a height not to exceed 35 feet.

3. Lot Widths and Area.

Permitted industrial uses shall be located on lots having a width of not less than 200 feet and an area of not less than 40,000 square feet.

4. Percentage of Lot Coverage.

The principal building and its accessory structures and land uses, other than off-street parking facilities, shall not exceed 50 percent of the area of the lot.

5. Motor Vehicle Parking.

- a. Sufficient off-street parking areas with gravel or hard surface shall be provided for all motor vehicles which may congregate at any one time under normal conditions of use, and it shall be considered unoccupied yard space with regard to minimum yard requirements except that a front yard parking area may not encroach on the final 25 feet abutting a public highway or road.
- b. There shall also be provided such additional areas as may be needed for the storage, loading and unloading of commercial vehicles incidental to the use of the premises.

6. Minimum Yard Requirements.

- a. There shall be provided a front yard having a depth of not less than 75 feet, two side yards each having a depth of not less than 25 feet and a rear yard having a depth of not less than 50 feet.
- b. Where the lot abuts a lot in an "A" or "R" district, there shall be provided a yard of not less than 75 feet abutting the "A" or "R" district lot.

7. No excessive noise, vibration, smoke, odors, fumes, gases, dirt, dust, heat or glare shall be produced.

SECTION XXIII. GENERAL USE DISTRICT REGULATIONS.

1. Permitted Uses.

- a. All Permitted Uses in "A" districts, as provided in Section XXXI, paragraph 1, except farm dwellings and "R" district uses, in conformity with regulations

established for "A" districts.

- b. One family dwellings, hereinafter called seasonal dwellings provided such use shall be limited in any one calendar year to the period 1 May to 30 Nov., both dates being inclusive, and provided additional temporary occupancy shall be permitted not to exceed 14 days in each of the calendar months of January, February, March, April and December.
- c. Home farm and garden use.

2. Height Limitations.

Seasonal dwellings shall not exceed two stories.

3. Lot Widths and Areas.

Seasonal dwellings shall be established upon lots having a width of not less than 100 feet and an area of at least 20,000 square feet exclusive of any pond area.

4. Minimum Yard Requirements.

Seasonal dwellings and accessory structures shall be located so that no part of any structure is closer than 25 feet to any property boundary line or right of way.

5. Area of Dwellings.

Each seasonal dwelling shall have a ground floor area, not including the area for breezeways, storage of motor vehicles or other non-residential uses, of not less than 550 square feet for any one story dwelling and not less than 500 square feet for any dwelling of one and one half stories or more.

6. Percentage of Lot Coverage.

The principal building and its accessory structures shall not cover more than 25 percent of the lot area.

7. Access.

The easement or right of way providing access to the premises shall not be less than 50 feet in width.

8. Vehicle Storage.

a. There shall be a vehicular driveway leading from the access road to an auto storage space consisting of a carport, garage or off-street storage area. The auto storage space shall have a minimum width of 12 feet and a minimum length of 20 feet.

b. Auto Storage space, whether covered or not covered, shall be considered as an occupied space and as an accessory use to the dwelling.

9. Foundations.

a. Every structure used as a seasonal dwelling either shall have a masonry or concrete foundation wall or shall be placed on masonry or concrete piers not less than 16" x 16" and with skirting on the perimeter of the building from the sill to the grade line. In either case, such foundation shall be laid on concrete footing which extends not less than 36" below the surface of the ground.

b. Chimneys shall be constructed of and supported by fire proof materials and shall have fire proof flue linings.

SECTION XXVI. YOUTH TRAINING RESERVATION USE DISTRICT REGULATIONS

1. Permitted Uses.

- a. All customary agricultural uses of land.

- b. Camp sites and camp facilities, including ponds and all customary accessory structures.
- c. One single one family dwelling used as a permanent residence by a caretaker for the premises.

2. Minimum Area.

A youth training reservation shall have a minimum area, exclusive of any pond area, of not less than 100 acres or $\frac{1}{2}$ acre per occupant whichever is greater.

3. Structures.

- a. No structure or pond shall be located on the reservation within 50 feet of any public highway or road or within 50 feet of any property boundary line and no structure shall exceed one and one half stories in height.
- b. The caretaker's dwelling, if located within 200 feet of the public highway or road, shall meet the requirements for a farm dwelling in an "A" district.

4. Motor Vehicle Parking.

Sufficient parking area shall be provided on the premises for all motor vehicles which may congregate at any one time under normal conditions of use, but not less than 25 spaces for motor vehicles.

ARTICLE V

~~SECTION 101~~ ~~ADMINISTRATIVE~~

1. General.

- a. This Ordinance shall be administered by a Zoning Enforcement Officer, hereinafter called the Z officer, appointed by the Town Board who shall fix his term in office and salary. He shall have such powers and duties as may be specified in this Ordinance and such other powers and duties as may be granted by resolution of the Town Board.
- b. A Board of Appeals of 5 members is hereby established in accordance with the provisions of the Town Law. The Board of Appeals shall, consistent with the Town Law, determine its own rules and procedure. It shall have such powers and duties as may be granted in the Town Law and such other powers and duties as may be specified in this Ordinance.

2. Town Clerk.

- a. The Town Clerk will receive applications for building permits and certificates of occupancy and turn them over to the Z officer for action.
- b. The Town Clerk will issue building permits and certificates of occupancy upon authorization of the Z officer or the Board of Appeals.
- c. At the time of issuing a building permit or certificate of occupancy, the Town Clerk will collect fees due as hereinafter provided.
- d. The Town Clerk will receive applications for, and where appropriate, shall issue Certification of Prior Use. If a question arises as to whether or not a Use existed prior to the effective date of this Ordinance, the Town Clerk may apply to the Board of Appeals for a determination of fact prior to acting on an application.

3. Zoning Enforcement Officer.

- a. The Z Officer is charged with the administration and enforcement of this Ordinance and shall take such actions, procedures and remedies as prescribed hereinafter to enforce the provisions of this Ordinance.
- b. The Z Officer shall act upon all applications for building permits or certificates of occupancy. Whenever the Z Officer determines that the proposed use conforms with the requirements of this Ordinance, he will authorize

the Town Clerk to issue the building permit or certificate of occupancy. Where pursuant to this Ordinance, the Planning Board is required to review the application or the Board of Appeals is required to approve, authorize or take some other action with regard to any application the Z officer will forward the application as indicated for such review, approval, authorization or action. Whenever the application is denied, the Z Officer will notify the applicant in writing stating the grounds upon which the denial is based and notifying the applicant of his right to appeal.

c. Where both a building permit and a certificate of occupancy are required the issuance of the certificate will be withheld until the action to be taken under the permit is sufficiently complete to permit the Z Officer to determine that it is in compliance with the provisions of this Ordinance.

4. Applications

a. Applications for a building permit or certificate of occupancy shall be made by the owner of the premises or his authorized agent to the Town Clerk.

b. Where both a building permit or certificate of occupancy are required, the application will be filed for both at the same time.

5. Building Permits and Certificates of Occupancy

a. No change shall be made in the use of lands or buildings, where the changed use is affected hereunder, until a certificate of occupancy shall have been issued pursuant to this Ordinance, except as hereinafter provided.

b. No billboard, structure, building or part thereof shall be established, erected or extended until a building permit shall have been issued pursuant to this Ordinance, except as hereinafter provided.

c. No structure, building or part thereof, hereafter established, erected or extended pursuant to a building permit, shall be used or occupied until a certificate of occupancy shall have been issued pursuant to this Ordinance.

* d. Except for farm dwellings and structures accessory to the dwelling, the principal barn, any pond, any bank excavation of earth materials, and structures or buildings used in connection with an Industrial-Agricultural Enterprise, no building permit or certificate of occupancy shall be required for any farm building or structure.

e. No building permit or certificate of occupancy shall be required for any structure or building in a "Y" district, except for a caretaker's dwelling, or structures accessory to the caretaker's dwelling, when located so as to be subject to "A" district regulations, or for a pond.

f. No building permit or certificate of occupancy shall be required for a home farm and garden or for business, professional, announcement, real estate or industrial signs which are affixed to the building.

g. A building permit or certificate of occupancy issued for a seasonal dwelling shall have limitations as to seasonal use entered thereon.

h. Building permits shall become null and void unless construction shall have been started within 3 months and completed within 12 months of the date of issuance of such permit. When a permit has become null and void, application may be made for a new permit.

6. Plot Plan for Intended Use.

a. A plot plan drawn to approximate scale showing pertinent information as to the location and dimensions of buildings, structures, and land uses shall be submitted as a part of each application for a building permit.

b. A plot plan for a dwelling, hereinafter established or erected, shall be approved by the Wyoming County Health Department prior to submission to the Town Clerk and shall show a vehicular driveway leading from the public highway or road to an auto storage space on the lot.

c. Where the premises do not abut on a public highway or road, a plot plan

* Refer to amendment #1.

shall show means of access or right of way and shall include a statement by the applicant that the right of way is not a public highway or road and that the Town is not liable for construction or maintenance.

d. Plot plans for dwellings or farm structures shall be reviewed by the Z Officer. Plot plans for all other uses shall be reviewed by the Planning Board.

7. Statements.

- a. A statement estimating or describing standards of performance with regard to omissions of noise, vibration, smoke, odors, fumes, gases, dust, dirt, heat or glare may be filed with the application for a building permit or certificate of occupancy for review by the Board of Appeals.
- b. If a change in the character of the operation of the User will substantially affect the emissions so that they will exceed previously estimated or described emissions, the User may file a new statement with the Town Clerk for review by the Board of Appeals prior to effecting the change.

8. Fees.

a. The fee for the issuance of a building permit shall be five dollars (\$5.00), except as hereinafter provided.

(1) The fee for the issuance of a building permit required for any dwelling in any district shall be two dollars (\$2.00).

(2) The fee for the issuance of a building permit required for any accessory structure to any dwelling shall be one dollar (\$1.00).

(3) The fee for the issuance of a building permit required for a principal barn, structures or buildings to be used in connection with an Industrial-Agricultural Enterprise, billboard, pond or bank excavation of earth materials shall be one dollar (\$1.00)

b. Where both a building permit and a certificate of occupancy are required, no fee shall be charged for the issuance of the certificate, otherwise the fee for the issuance of a certificate of occupancy shall be one dollar (\$1.00).

c. No charge shall be made for issuance of a Certificate of Prior Use.

9. Public Hearing Expense.

Persons initiating any proceedings, which require a public hearing hereunder, at the time of filing a petition, shall pay to the Town Clerk the sum of twenty five dollars (\$25.00) for the cost of publishing notice of public hearing and the holding of such public hearing, and other expense incidental thereto.

10. Appeals.

a. The Board of Appeals shall hear and decide appeals from any order, requirement, decision or determination made by an administrative official charged with the enforcement of this Ordinance. Such appeal may be taken pursuant to Section 267 of the Town Law by any person aggrieved, or by an officer, department, board or bureau of the Town.

b. Such appeal shall be taken within such time as shall be prescribed by the Board of Appeals by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and with the Board of Appeals.

c. Any person or persons, jointly or severally aggrieved by any decision of the Board of Appeals, or any officer, department, board or bureau of the Town, may apply to the Supreme Court for relief by a proceeding under Article 78 of the Civil Practice Act and Section 267 of the Town Law.

11. Amendments and Changes.

a. The Town Board may, in accord with the Town Law, from time to time, on its own motion, or on petition, or on recommendation of the Planning Board or of the Board of Appeals, amend, supplement, change or repeal any or all of the regulations and provisions of this Ordinance.

b. In case of a protest against any change signed by owners of twenty percent

or more, either of the area of the land included in the proposed change, or of that immediately adjacent extending 100 feet therefrom or of that directly opposite thereto, extending 100 feet from the street frontage of such opposite land, such change shall not become effective except by the favorable vote of at least 4 members of the Town Board.

c. A petition requesting the establishment of a district or a change in district boundaries shall be signed by the owners of more than one half of all the land in the proposed district. The petition shall be typewritten, signed, acknowledged and filed in triplicate with the Town Clerk. The petition shall be accompanied by a map and plan prepared by a land surveyor.

d. A petition requesting a change in other regulations or in other provisions of this Ordinance shall be typewritten, signed and acknowledged by the person presenting it and filed in triplicate with the Town Clerk.

e. A petition requesting the establishment of a district other than an Agricultural Use District or Residential Use District shall include a plan of the proposed development and the details of the proposed use of the area for which a change of classification is requested. The petition and the plan shall be submitted by the Town Board to the Planning Board for study and recommendations. The Town Board may condition a change of classification of lands so as to assure that the development of such lands shall be in accordance with the intended use as given in a petition and as shown on the plot plan; and may further require the submission of a performance bond or other surities.

f. A petition requesting the establishment of a Trailer Camp Use District shall include for the proposed district an area having a frontage along both sides of a specified road for a distance of not less than 2000 feet and for a depth on each side of the specified road of not less than 300 feet measured from the center line of the road.

g. The disposition of a petition for amendment by the Town Board shall be final and disapproval or denial of the proposed amendment shall void the petition. No new petition for an amendment which has been previously denied by the Town Board shall be considered by it, except for a vote to "table" or to "receive and file", and no public hearing shall be held on such amendment within a period of one year from the date of such previous denial, unless the Town Planning Board shall submit a recommendation certifying that there have been substantial changes in the situation which would merit a rehearing by the Town Board.

12. Enforcement and Remedies.

a. In accordance with the provisions of Section 268 of the Town Law, a violation of the provisions of this Ordinance is hereby declared to be a misdemeanor, punishable by a fine of not exceeding fifty dollars (\$50.00) or imprisonment for a period of not to exceed six months. Each week's continued violation shall constitute a separate violation.

b. In accordance with the provisions of said Section 268 of the Town Law the proper authorities of the Town, in addition to other remedies, may institute any appropriate action or proceedings to prevent unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent occupancy of said building, structure, or land or to prevent any illegal act, conduct, business or use in or about any premises.

~~SECTIONAL INVALIDITY~~

1. The invalidity of any section or provision of this Ordinance shall not invalidate any other section or provision of this Ordinance.

~~SECTIONAL INVALIDITY~~

1. This Ordinance shall take effect and be in force from and immediately after its

passage, publication and posting, or personal service of a certified copy thereof as provided by Law.

Adopted March 6, 1969

ARTICLE I

Section III. DISTRICT BOUNDARIES ESTABLISHED.

7. Public camping and recreation districts also referred to as C & R Districts. The C & R Districts shall consist of all those lands where, in accordance with the provisions of this Ordinance, a fee or rent is charged for overnight or transient camping and recreation.

ARTICLE II

SECTION XI. DEFINITIONS.

20. Public Camping and Recreation Areas. Privately owned areas in which a fee or rent is charged for overnight or transient use by the public of the camping in Licensed Vehicles or recreational facilities in such areas.

ARTICLE IV

SECTION XXXVII. PUBLIC CAMPING AND RECREATIONAL USE DISTRICTS.

1. Permitted Uses Conditional. Public Camping and Recreational Areas conditioned that such areas shall be maintained in conformity with applicable provisions of the sanitary and public health codes and the rules and regulations of the State of New York and County of Wyoming, and conditioned that such areas shall be duly certified and approved by the Wyoming County Board of Health as complying with such codes.

2. Fees for Camping and Recreation Area Permits. No Camping or Recreational area shall be permitted without a permit being issued for such use. The fee for issuance of a Camping and Recreation Area Permit shall be twenty five dollars (\$25.00).

SECTION XXXV. Paragraph 1b is hereby amended as follows:

One family dwellings, hereinafter called seasonal dwellings provided such use shall be limited in any one calendar year to the period from May 1st to September 30th both dates being inclusive, and provided additional temporary occupancy shall be permitted not to exceed 14 days in each of the calendar months of January, February, March, April, October, November and December.

ARTICLE V

SECTION XLI. Paragraph 5d is hereby amended as follows:

No building permit shall be required in an Agricultural use district of a person who is a resident of such district, actively engaged in agriculture or farming for any farm buildings or structure, except for a farm dwelling and structures accessory to the dwelling, the principal barn, any pond, any bank excavation of earth materials, and structures or buildings use connection with an Industrial-Agricultural Enterprise.

EFFECTIVE DATE. The foregoing amendments to the Zoning Ordinance shall take effect ten (10) days after its publication and posting.

A local law Amending the Zoning Law of the Town of Orangeville, relating
to building permits in agricultural districts
(Insert title)

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

County Orangeville as follows;
~~City~~
~~Town~~
~~Village~~

SECTION I:
REPEAL.

Article V, Section XLI, paragraph 5d, of the Zoning Ordinance
of the Town of Orangeville adopted in the year 1964, is hereby repealed.

SECTION II:
BUILDING PERMITS IN AGRICULTURAL DISTRICTS.

Article V; Section XLI, paragraph 5d, is hereby amended as
follows: Building permits shall be required for all farm building,
dwellings, and structures accessory to the dwelling, the principal
barn, any pond, any bank excavation of earth materials and structures,
and structures or buildings used in connection with an industrial or
agricultural enterprise, and any pit or above ground storage facility.
No fee shall be charged for such building permit for a bona fide farm
operation.

(If additional space is needed, please attach sheets of the same size as this and number each)

AMENDMENT TO THE ZONING ORDINANCE
TOWN OF ORANGEVILLE
WYOMING COUNTY
NEW YORK

The Zoning Ordinance of the Town of Orangeville, Wyoming County, New York, is hereby amended as follows:

Adopted July 5, 1979

ARTICLE IV

SECTION XXXVII - Trailer Court Use District Regulations

A. Application of Section.

No persons, firms or corporations shall use or permit the use of any land or premises as a trailer court without obtaining a permit therefore as hereinafter provided.

B. Special Provisions.

1. The owner or operator of each trailer court shall keep a permanent record in writing of all persons occupying or using the facilities of each trailer park, which records shall include the name and address of the owner of each trailer, the name and address each occupant of the trailer, the date of arrival and departure from said park of each occupant as a resident.

2. Each trailer unit must provide for space to park one car beside the trailer and off the roadway.

3. Trailer park roadway will be thirty (30) feet wide with parking on one side of the roadway.

4. Each park unit shall have a minimum of sixty (60) foot frontage by a depth of one hundred ten (110) feet.

5. All trailers located in a trailer park shall be at least six hundred (600) square feet.

6. All trailer park sides shall provide trailer units not be closer than fifty (50) feet from the edge of the right of way of the highway.

7. No trailer shall be closer than fifteen (15) feet to a lot line.

8. All trailers shall be located at least ten (10) feet from park roadway edge.

9. The Zoning Officer of the Town of Orangeville or any other duly authorized agent of said Town shall have the right at any time to enter any trailer court and shall have the right at all times to inspect all parts of the premises, and to inspect the records required to be kept by any trailer court.

C. Procedure.

1. Each application for a trailer court shall be filed with the Town Clerk who thereupon shall transmit the same to the Zoning Officer and the Planning Board of the Town of Orangeville. Such Board after deliberation shall transmit the application to the Town Board together with their written approval or disapproval thereof or recommendations pertaining thereto for further action and approval by the Town Board. If such application is rejected by the Planning Board, such Board shall notify in writing the applicant specifying the objections thereto and notify the applicant of the time and place of a hearing regarding the objections to the proposed trailer court,

SECTION XXXVII - Trailer Court Use District Regulations Continued:

witnesses may be taken and the holder of the permit shall have the opportunity to be heard, may then revoke such permit if said Zoning Board of Appeals shall find that the trailer park is not being maintained in a clean and sanitary condition or if they find that any provisions of this Ordinance or any other rule, regulation, law or ordinance relating thereto has been violated, or for other sufficient cause being shown. Upon the revocation of such permit, the premises shall forthwith ceased to be used for the purpose of a trailer court and all units shall forthwith be removed therefrom within sixty days from the date of such determination.

F. Fees.

The applicant shall at the time of the issuance of any such Permit pay to the Town Clerk a minimum fee of Twenty-five Dollars (\$25.00) for up to twenty-five (25) trailers and One Dollars (\$1.00) for each additional trailer unit thereafter.

G. Application of Applicable Laws.

Any housetrailers legally located within the Town of Orangeville under the provisions of this Ordinance, shall at all times be erected, maintained and used in accordance with all applicable laws, codes and regulations of the State of New York, County of Wyoming and Town of Orangeville. It shall be the sole responsibility of the owner of such housetrailers to ensure that they comply with this provision.

AMENDEMENT TO THE ZONING ORDINANCE
TOWN OF ORANGEVILLE
WYOMING COUNTY
NEW YORK

The Zoning Ordinance of the Town of Orangeville, Wyoming County,
New York, is hereby amended as follows:

Adopted 1978

Adopted the New York State Building Codes including Plumbing
and Electrical Codes.

Adopted September 6, 1979

1. Article V, Section XLI, ADMINISTRATION, Paragraph
11, is amended by adding thereto sub paragraph h.

h. In the case of an application to the Board of Appeals for
a variance, the applicant must serve notice of his application for
a variance on all persons who own property within the Town of Orangeville
who border within 1000 feet of the affected premises.

2. Article V, Section XLI, ADMINISTRATION, Paragraph 12, sub
paragraph a is amended by repealing said sub paragraph a in its
entirety and adopting the following sub paragraph a.

a. In accordance with the provisions of Section 268 of the
Town Law, a violation of the provisions of this Ordinance is hereby
declared to be a misdemeanor, punishable by a fine of not exceeding
one hundred dollars (\$100.00) or imprisonment for a period of not
to exceed six months. Each week's continued violation shall
constitute a separate violation.

AMENDMENT TO THE ZONING ORDINANCE
TOWN OF ORANGEVILLE
WYOMING COUNTY
NEW YORK

The Zoning Ordinance of the Town of Orangeville, Wyoming County, New York,
is hereby amended as follows:

Adopted October 2, 1980

Paragraph 8 of Section XLI, Administration, of Article V is repealed
in its entirety.

The following is the adopted amendment:

ARTICLE V

Section XLI. ADMINISTRATION

8. Fees

a. The fee for the issuance of a building permit for a new dwelling
in any district shall be Fifty and 00/100 Dollars (\$50.00).

b. The fee for the issuance of a building permit for a commercial
or industrial structure in a Commercial or Industrial District shall be Fifty and
00/100 Dollars (\$50.00).

c. The main agricultural buildings of any form shall require a building
permit and a fee of Fifty and 00/100 Dollars (\$50.00).

d. The fee for the issuance of a building permit for an addition
to an existing structure or erection of an accessory structure for buildings except
personal farm residences shall be as follows:

35-99 square feet	\$ 2.00
100 and over square feet	\$10.00

e. Commercial Radio Towers and Windmills shall require a building
permit and a fee of Ten and 00/100 Dollars (\$10.00). Non-Commercial Radio Towers
and Windmills shall require a building permit but there is no fee.

f. No fee for the issuance of a building permit for an inground
swimming pool and for an above ground pool, however, a building permit shall
be required.

g. Where both a building permit and a certificate of occupancy
are required, no fee shall be charged for the issuance of the certificate of occupancy;
otherwise, the fee for the issuance of a certificate of occupancy shall be One
and 00/100 Dollars (\$1.00).

h. No charge shall be made for the issuance of a certificate of
prior use.

At the June 7, 1984 Town of Orangeville Board Meeting the following Local Law No. 1 of the Year 1984 was passed:

ARTICLE V

SECTION XLI. ADMINISTRATION.

4. Applications. Sub A. Applications for a Building Permit or Certificate of Occupancy shall be made by the owner of the premises and the contractor performing the construction work to the Town Clerk. It is specifically the intent of this Section that if the owner of the premises does not obtain the Building Permit or Certificate of Occupancy as required herein, it shall then become the primary responsibility of the contractor to obtain the necessary Building Permit or Certificate of Occupancy. The failure of the contractor to obtain the necessary permits and certificates as set forth herein shall make the contractor as well as the owner subject to the penalties and fines set forth in this Zoning Ordinance.

Deborah J. Spink
Town Clerk