

SECTION 1. SHORT TITLE

This Local Law shall be cited as Local Law # 1 of 1991, or the Local Law Establishing a Minimum Lot Size, Setback requirements, and foundation standards for the Town of Columbia.

SECTION 2. LEGISLATIVE FINDINGS

The Town of Columbia is facing unprecedented growth and development. Current proposals for property located within the Town of Columbia include real estate subdivisions, projects, trailer parks, mobile home sites, manufactured and pre-fab home sites, and other uses.

The Town of Columbia does not have a comprehensive zoning ordinance in effect. Thus, development has been conducted on a piecemeal basis without regard to any comprehensive planning.

Reasonable efforts must be taken to avoid and limit developments and construction of residential dwellings on lots too small for such structures; too close together; without adequate room for suitable septic systems serving the residences; and which creates high density land usage.

SECTION 3. MINIMUM LOT SIZE AND SETBACK

No building, structure, dwelling, mobile home, trailer or manufactured home shall be constructed or placed upon a lot which is less than:

A. 87,120 square feet in area. No part of the area within a public right of way may be included in the computation of lot area, and

B. Includes at least 250 continuous (uninterrupted) feet of frontage on an approved and accepted town, county, or state highway, or accessed by a right of way from an approved highway, at least 66 feet in width. Lot frontage is to be measured at a distance 33 feet from the centerline of the highway. The lot must also be at least 250 continuous feet in width, as measured parallel to the center of the highway at the building front line, with a minimum lot depth of 350 feet.

C. No more than one dwelling shall be placed or constructed on each such 87,500 square foot area.

D. No existing residential or dwelling lot shall be reduced to:

1. Less than 87,120 square feet of lot area, and
2. Less than 250 continuous (uninterrupted) feet of road frontage, or
3. Less than 350 feet in depth.

E. No such home, structure, building, dwelling or residence

shall be constructed or placed closer than 30 feet from a public right of way.

F. No such home, structure, building, dwelling or residence shall be constructed or placed closer than 25 feet from any adjacent property line.

G. Exceptions: The lot size requirements set forth herein shall not be applicable to lots specifically defined by deed or conveyance, and in existence at the time of the adoption of this local law, and further provided that such lot may not be further subdivided for purposes of construction of residential structures not in conformity with the lot size restrictions of this local law.

SECTION 4. FOUNDATIONS

All such homes, residential structures, buildings, dwellings, and residences, unless otherwise specifically approved by the Codes Enforcement Officer, and in compliance with all applicable rules and regulations, shall be set upon a permanent foundation which shall consist of one of the following:

A. At least an eight inch wide perimeter wall extending at least 36" below grade level.

B. A 6" reinforced concrete slab with compacted gravel base sized no less than the perimeter dimension of the structure to be placed upon it.

C. A pier type foundation either poured or block built extending at least 36" below grade level and no less than 8' on center under each frame, or to manufactures' specifications.

SECTION 5. PENALTIES

Any person, firm, entity or corporation that shall construct, erect, enlarge or alter any building or structure in violation of the provisions of this local law shall be subject to a penalty of up to One Hundred Dollars (\$100.00) for each day such violation shall exist.

SECTION 6. EFFECTIVE DATE

This Local Law shall take effect immediately.

By: Kathryn Cross

Seconded By: Doris Huxtable

Ayes: Kathryn Cross, Doris Huxtable and Stanley Slaughter

Nays: George Weiss and John Sorenson