

LOCAL LAW NO. 5 OF 2019

**BOARD OF TRUSTEES
VILLAGE OF OCEAN BEACH**

A Local Law Adopting Amendments to Chapter 164 of the Village Code with regards to Zoning.

WHEREAS, The Board of Trustees (the “Board”) of the Village of Ocean Beach (the “Village”) wishes to amend the Village’s Zoning Code so that the Village’s charm and character is retained and the Village is not overbuilt to the point of endangering the health, welfare and safety of the Village residents and their guests; and,

WHEREAS, the Board has determined that the proposed Code changes are in the best interests of the Residents and promotes fair and reasonable development of land;

BE IT THEREFORE ENACTED, by the Board of Trustees of the Incorporated Village of Ocean Beach, as follows:

Section 1. The following sections of Chapter 164, Zoning, of the Village Code are hereby amended as follows:

§ 164-21 **Plot area requirements.**

A. Effective September 14, 2019, the minimum required plot area for a single-family dwelling shall be ~~3,000~~ **4,000** square feet. **Any existing plots that are less than 4,000 square feet shall be deemed legally, non-conforming.**

B. No property in the Residential R-4 District shall be subdivided in a manner which creates a plot area of less than 4,000 square feet.

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§ 164-23 **Width of lot.**

A.

Single-family dwellings. **Effective September 14, 2019**, plots shall have a width of at least ~~37.5~~ **50.00** feet, regardless of the depth thereof. **Any existing plots that are less than 50 feet wide shall be deemed legally, non-conforming.**

B. No property in the Residential R-4 District shall be subdivided in a manner which creates a plot with a width of less than 50 feet.

Section 2. Local Law # 4 of 2019 is hereby modified to the extent that the moratorium shall remain in effect for any new construction and any alterations which equates to 50% or more of living area (not including decks). For all other actions, the moratorium is hereby revoked and lifted.

Section 3. This local law shall take effect immediately upon filing with the Secretary of State.