

TOWN OF WORCESTER
Worcester, Otsego County, New York

Local Law # 4 of 2012

MINIMUM LOT DIVISION REQUIREMENTS

ARTICLE I – ENACTMENT

The Worcester Town Council, consistent with its powers and authority under Article 16 of the Town Law of the State of New York, hereby enacts this Local Law #4 of 2012.

ARTICLE II – TITLE

This enactment shall be known as the Law on Minimum Lot Division Requirements.

ARTICLE III – PURPOSE

Town of Worcester Local Law #1 of 1976, entitled “Land Use Regulations,” establishes certain minimum standards for lot (plot or parcel) sizes and road frontages. This local law clarifies and codifies those requirements for unimproved lots and for lots containing existing structures, which result from the division of a parent lot in any land use district.

ARTICLE IV – APPLICATION

The provisions of this local law will have effect in any instance in which an existing lot is divided with or without existing structures or use or intent to build or use.

ARTICLE V – PROVISIONS

Section 1. The minimum lot area, yard and height regulations for both parent and divided lots (plots or parcels) in the R-80 One Acre Residence-Agricultural District established by Section 3.1 of Local Law #1 of 1976, entitled “Land Use Regulations,” shall be as follows:

- a. Minimum lot areas – 1 acre (43,560 square feet)

- b. Minimum continuous frontage on a public road – 200 feet
- c. Minimum front yard setback – 50 feet
- d. Minimum side yard width – 25 feet
- e. Minimum rear yard depth – 25 feet
- f. Maximum building height – 35 feet

§2. The minimum lot area, yard and height regulations for both parent and divided lots (plots or parcels) in the R-HD Residential Hamlet Districts established by Section 3.1 of Local Law #1 of 1976, entitled “Land Use Regulations,” shall be as follows:

- a. Minimum lot area – 5,000 square feet, or 3,000 square feet per dwelling unit plus 3 square feet for every square foot of floor area of non-residential uses, other than accessory uses as defined in Section 2.2 of such local law, whichever is greater
- b. Minimum continuous frontage on a public road – 80 feet
- c. Minimum front yard setback – 25 feet
- d. Minimum side yard width – 25 feet
- e. Minimum rear yard depth – 25 feet
- f. Minimum building height – 25 feet

ARTICLE VI – EXCEPTIONS

Any lot recorded before the effective date of Local Law #1 of 1976 or approved by variance before the effective date of this local law whose area or frontage is less than the minimums specified in this law shall be considered as complying with its requirements.

ARTICLE VII – ADMINISTRATION AND ENFORCEMENT

This local law shall be administered by the Land Use Enforcement Officer or Code Enforcement Officer duly appointed by the Worcester Town Council, when any lot division is proposed. Any proposed new structure, addition to an existing structure, or use, shall comply with applicable local land use, building code and state health code regulations. All administrative, enforcement and appeal provisions of Local Law #1 of 1976 shall apply.

ARTICLE VIII – EFFECTIVE DATE

This local law shall take effect immediately upon its filing with the Secretary of State of the State of New York.

**TOWN OF WORCESTER
Worcester, Otsego County, New York**

**Local Law #3 of 2012
Amendment to Local Law #1 of 1976**

CONTINUOUS FRONTAGES FOR LOTS

The Worcester Town Council, consistent with its powers and authority under Article 16 of the Town Law of the State of New York, hereby enacts this Local Law #3 of 2012.

Section 1. Paragraph 2 of subsection d of Section 4.1 of Local Law #1 of 1976 is hereby amended to read as follows:

2. Minimum *continuous* frontage on a public [highway] *road* – 200 [ft.] *feet*

§2. Paragraph 2 of subsection C of Section 4.2 of Local Law #1 of 1976 is hereby amended to read as follows:

2. Minimum *continuous* frontage on a public [street] *road* – 80 feet

§3. This local law shall take effect immediately upon its filing with the Secretary of State of the State of New York.

NOTE – Matter in *Italics* is new language to be added;
matter in [brackets] is language to be repealed.