

**NOTICE OF ADOPTION OF AMENDMENTS**

**TO THE TOWN OF DEERFIELD**

**ZONING ORDINANCE**

**NOTICE IS HEREBY GIVEN**, that the Town Board for the Town of Deerfield, Oneida County, New York, after a public hearing held on **June 13, 2011** and continued review at subsequent public hearings, adopted the following amendments to the “Town of Deerfield Zoning Ordinance” initially adopted on November 29, 1999 and amended from time-to-time thereafter, pursuant to Article 26 thereof, and Section 265 of the Town Law of the State of New York. Specifically the Town Board adopted the following:

(1) Amending Section 3.02 entitled “Definitions” so as to include, amend or delete the following definitions: “ACCESSORY BUILDING”, “ACCESSORY STRUCTURE”, “AMUSEMENT OR RECREATION ESTABLISHMENT, OUTDOOR”, “ATTIC”, “BED AND BREAKFAST”, “CONTRACTOR YARD”, “DUMP”, “MASTER PLAN, COMPREHENSIVE”, “MANUFACTURED HOME PARK”, “MANUFACTURED HOME”, “MOBILE HOME”, “NURSERY”, “YARD, REAR”, “YARD, SIDE”, AND “SNOW FENCE”.

(2) The Ordinance at Article 2 “District and Boundaries,” was amended so as to correct or amend language in sections 2.02 and 2.03 to clarify the meaning therein.

(3) The Ordinance was amended at Article 8 at sections 8.01, 8.02, 8.04 and 8.05 to change references to “Mobile Home” to “Manufactured Home” and to rename the article to “R-M MANUFACTURED HOME PARK DISTRICT”.

(4) The Ordinance was amended at Article 15 entitled “General Provisions”, at section 15.05B “Restrictions on Placement” to clarify where accessory buildings may be placed; at section 15.06.C.2 “Location in Front Yards” so as to permit fences up to a maximum height of four feet rather than three feet; at section 15.12.B. “Area Regulations” so as to require lots serviced by one public service to have a minimum area of one acre with 200 feet of road frontage; at section 15.12.D. “Corner Lot” determining the front yard of a corner

lot by reference to the location of the main entrance of the residence; and at Section 15.22 “Horses on a Small Lot” at Sections 15.22.A “Intent” and 15.22 B “Requirements” so as to permit horses to be harbored on a lot smaller than seven rather than ten acres.

( 5 ) The Ordinance was amended at Article 19 entitled “Off Street Parking”, at section 19.02.E. “Residential Parking”, and 19.02.G. so as to require a distance of five feet between the edge of pavement and the property lines; and at section 19.02.F. “Off-Street parking and Loading Requirements” so as to permit one commercial vehicle, as defined therein, on the premises.

( 6 ) The Ordinance was amended at Article 20 entitled “Sign Regulations”, at section 20.20.E. “Signs Exempt From Regulation” to clarify and reference therein a recreational trailer.

( 7 ) The Ordinance was amended at Article 23 entitled “Planning Board”, at section 23.01 to reduce the number of members on the planning board from seven to five.

( 8 ) The Ordinance, at Table 12, was amended so as to provide for a change in the minimum rear yard set back for a garage from 100 feet to 30 feet.

( 9 ) The Ordinance including Tables 1-12, was amended so as to change the dimensions for accessory buildings in the zoning districts as follows: R-1: 12’ x 16’; R-2: 12’ x 18’; R-3: 12’ x 20’, R-A: 28’ x 28’, with no change in the R-M district.

**PLEASE TAKE FURTHER NOTICE**, the aforementioned amendments are to become effective ten (10) days after the publication of this notice.

**BY ORDER OF THE TOWN BOARD OF THE TOWN OF DEERFIELD**

Dated: Deerfield, New York

May 14, 2012

TOWN OF DEERFIELD

By \_\_\_\_\_  
Mary Ruckel  
Town Clerk