

TOWN OF WALDEN ORDINANCE #2020-004

AN ORDINANCE TO AMEND ORDINANCE NO. 2018-005 – NEW SECTION TO ADD RESIDENTIAL SETBACKS AND MINIMUM LOT SIZES.

WHEREAS: The Town of Walden has found the need to clarify Section 107 of the Town of Walden Code concerning residential setbacks and minimum lot size;

WHEREAS; The Town Board of Trustees agreed to review proposed changes to Ordinance No. 2018-005 as needed; and

WHEREAS; The Town Board of Trustees would like to have the historical norms continued and in written format;

NOW THEREFORE BE IT RESOLVED that Section 107.3.1.2 be added with wording as follows:

Section 107.3.1.2

- A. Six thousand two hundred fifty square feet of useable space for a single-family dwelling.
- B. For each two-family building site, a minimum of nine thousand three hundred seventy-five square feet of useable space is required.
- C. Three thousand one hundred twenty-five square feet of useable space for each additional dwelling unit.
- D. Residential setbacks are twenty feet for the front property line, five feet from the back property line and five feet from the side property lines.
- E. Setbacks for commercial buildings are eight feet from the front property line and ten feet from the back property line.
- F. For the commercial district located along either side of Main Street from Fourth Street to Sixth Street, the front setback is 0 feet.

INTRODUCED, READ AND PASSED at a regular meeting of the Board of Trustees of the Town of Walden on the 13<sup>th</sup> day of July, 2020 and read, passed adopted and ordered published at the regular meeting of the Board of Trustees of the Town of Walden on the 27<sup>th</sup> day of July, 2020.



TOWN OF WALDEN

James Dustin

James Dustin, Mayor

ATTEST: Sherry J.S. Cure

Sherry J.S. Cure, Town Clerk