

TOWN OF LIBERTY GROVE

RESOLUTION 1-24

The Liberty Grove Town Board does hereby ordain as follows:

WHEREAS, the Town is experiencing a boom in property sales which is resulting in an increased demand for services to maintain these properties, and

WHEREAS, the resulting increase in property values is making it difficult for service providers to purchase additional land for their operations, and

WHEREAS, current zoning laws require the existence of a residence on a parcel in order to erect a building from which to operate a business, and

WHEREAS, there needs to exist an affordable method for local businesses to establish a base of operations, therefore

BE IT HEREBY RESOLVED, in order to facilitate conditions so local craftsmen can operate from the Town, the Liberty Grove Town Board submits the following text amendments:

Ch. 3. Table of district requirements 3.02 (3)(a) **FOOTNOTES:** (add the following text and Conditional Use notation):

Ch. 3. **Footnote # 8:** In the HL-10 district and on lots that meet the minimum lot area requirement for HL-10 in s. 3.02(3)(a), one Trade or Contractors Establishment or one Auto/Marine repair business per lot is allowed.

Ch. 4. Particular Use Requirements

4.04(5) (add the following text)

(5) Auto/Marine repair

(5)(d) For Auto or marine repair businesses located in the HL-10 zoning district, the requirements listed below shall also apply.

1. Only one stand-alone auto or marine repair per lot shall be allowed.

2. Only one building to accommodate the stand-alone auto or marine business shall be allowed. Such building shall be limited to a 5,000 square foot footprint and 7,500 square feet in floor area, except that a larger building (footprint and/or floor area) that existed on the property as of May 3, 1992 may be used in its entirety.

4.04(7). Trade or contractor establishments. (add the following text):

For trade or contractor establishments located in the HL-10 zoning district, the requirements listed below shall also apply.

1. Only one trade or contractor establishment per lot shall be allowed.

2. Only one building to accommodate the stand-alone trade or contractor establishment shall be allowed. Such building shall be limited to a 5,000 square foot footprint and 7,500 square feet in floor area, except that a larger building (footprint and/or floor area) that existed on the property as of May 3, 1992 may be used in its entirety.

Adopted this 1st day of May, 2024 on a vote of five Ayes and no Nays by the Liberty Grove Town Board.

Attest: _____, Town Clerk. May 1, 2024.