

TOWN OF ASHLAND

NOTICE OF ADOPTION OF STRUCTURE ORDINANCE OF THE TOWN OF ASHLAND 1988

PLEASE TAKE NOTICE that a regular Town Board meeting of the Town of Ashland held on the 17th day of October 1988, the STRUCTURE ORDINANCE OF THE TOWN OF ASHLAND 1988 was adopted as follows:

BY ORDER OF THE TOWN BOARD
TOWN OF ASHLAND

STRUCTURE ORDINANCE OF THE TOWN OF ASHLAND

Ashland, New York

FOR THE REGULATION OF STRUCTURES IN THE TOWN OF ASHLAND BE IT RESOLVED AND ORDAINED BY THE TOWN BOARD OF THE TOWN OF ASHLAND, GREENE COUNTY, NEW YORK, AS FOLLOWS:

SECTION 1.1 TITLE

1.11 This ordinance shall be known as the Structure Ordinance of the Town of Ashland.

SECTION 2.1 PURPOSE

2.11 The purpose of this ordinance is to promote the general welfare of the community, including the protection and preservation of the property of the Town of Ashland and its inhabitants, by establishing requirements and regulations governing the location and density of and services for a structure in the Town.

SECTION 3.1 DEFINITIONS

3.11 For the purpose of this ordinance, the following words, terms, and phrases shall have the meaning ascribed to them in this section.

OCCUPIABLE STRUCTURE: An occupiable structure is any building used or usable for human occupation or employment, including mobile homes as defined in the Trailer Ordinance of the Town of Ashland enacted simultaneously with this ordinance.

NON - OCCUPIABLE STRUCTURE: A non-occupiable structure is any building not used or usable for human occupation or employment.

SECTION 4.1 WATER SUPPLY AND WASTE DISPOSAL REQUIREMENTS

4.11 Every occupiable structure shall have an adequate supply of pure water for drinking and domestic purposes and waste disposal system. Both systems shall satisfy the requirements of the New York State Department of Health.

SECTION 8.1 **VARIANCES**

8.11 Any person who is subject to an undue hardship because of the provisions of the provisions of this ordinance can petition to the Town Board in writing setting forth in detail the nature of the hardship and requesting that part or all of the provisions of this ordinance be decreed inapplicable to their particular circumstances. The Town Board only by unanimous vote of all the members present at a duly called meeting can vote to grant such a variance for the particular property involved. No such variance shall be given except in unusual hardship cases and only after a notice has been published.

SECTION 9.1 **PENALTIES**

9.11 Any person, partnership, association or corporation who violates any provision of this ordinance shall be guilty of an offense against this ordinance and subject to the penalties set forth in the Building Code Enforcement Ordinance.

SECTION 10.1 **VALIDITY**

10.11 If any section, paragraph, subdivision or provision of this ordinance shall be found invalid, such invalidity shall apply to the section, paragraph, subdivision or provision judged invalid, and the remainder of the ordinance shall remain valid and effective.

SECTION 11.1 **ENFORCEMENT**

11.11 The Building Inspector of the Town of Ashland shall enforce the provisions of this ordinance in accordance with the Building Code Enforcement Ordinance.

SECTION 12.1 **EFFECTIVE DATE**

12.11 This ordinance shall take effect ten (10) days after posting and publication thereof, and immediately as against any person who is personally served with a certified copy thereof in accordance with the Town Law of the State of New York.

SECTION 13.1 **EXCLUSION**

13.11 The provisions of section 5.1, 5.2, 6.1, and 7.1 hereof shall not apply to structures which were existing on the ground or were the subject of completed building permit applications filed before the effective date set forth in Section 12.1 thereof.