

Village of Chenequa
Chapter 6 – Zoning Code
Proposed changes to 6.3 and 6.7

6.3 DEFINITIONS.

(2) ACCESSORY STRUCTURE: A detached structure customarily incidental and subordinate to the principal structure, building, use or a use constituting a conditional use. An accessory structure shall not contain cooking or sleeping facilities but an accessory structure may include bathroom facilities and indoor recreational facilities.

(22) INDOOR RECREATIONAL FACILITIES: Exercise rooms and equipment, ball courts, hot tubs, saunas and steam rooms, swimming pools and similar facilities or equipment for personal leisure activities.

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6.7 NONCONFORMING LOTS, USES AND STRUCTURES.

- (4) **MODIFICATIONS TO LEGAL NONCONFORMING STRUCTURES.** A modification to a legal nonconforming structure, other than a modification which makes it a conforming structure, shall be subject to the following conditions:
- (i) A legal nonconforming structure which is not located in whole or in part within the shoreline buffer zone may be modified to increase the footprint, living area or height where the modifications fully comply with all setback, living area and height requirements of this Chapter, all other applicable provisions of this Code and other applicable laws.
 - (ii) A legal nonconforming structure that is located within the shoreline buffer zone or seventy five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may, at the option of the owner, be modified, during its lifetime so long as such modification does not increase the footprint, living area or height of the structure. Notwithstanding anything to the contrary herein, an owner may increase the height of a nonconforming accessory structure if necessary to address modifications or repairs to the accessory structure's roof so long as such modification or repair does not increase the accessory structure's useable area.
 - (iii) In addition, a legal nonconforming structure which is nonconforming solely because it is located in part within the shoreline buffer zone and because portions of it are seventy five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may be modified to increase either its footprint, living area or height where all modifications and all changes constituting either a building or structure alteration or reconstruction take place outside of the shoreline buffer zone or more than seventy five (75) feet from the ordinary high water mark. No such modification shall expand the nonconformity within the shoreline buffer zone.
 - (iv) No modification shall extend or increase a structure's existing level of encroachment with respect to any setback requirements.
 - (v) Any modification of a legal nonconforming structure must comply with all other applicable provisions of this Code.
 - (vi) Repairs to or maintenance of a legal nonconforming structure which do not constitute a modification are subject to the requirements of this Chapter.