

In such case, a new eligible nonconforming lot shall be formed which reflects the addition of the adjoining lot.

- ⁵⁰5. Nothing herein is intended or shall be construed to affect any requirement of this Local Law with respect to matters other than the area, shape and frontage of nonconforming lots. An eligible nonconforming lot shall be required to comply with all other requirements of this Local Law, including those set forth in the Schedule of District Use Regulations (Appendix A), the minimum setback, maximum building height, and maximum lot coverage Regulations set forth in the Schedule of Area and Bulk Regulations (Appendix B), and with all other requirements of the Town, County, and State regarding the construction of buildings and supporting systems. If not specifically listed, eligible nonconforming lots shall comply with the requirements applicable to one (1) acre lots. The Zoning Board of Appeals shall have the authority to modify the lot setback requirements insofar as deemed appropriate and justifiable in the public interest.

Section 393. RESTORATION

Any building or structure damaged by fire or other natural causes may be rebuilt to its former size and continue in its former use despite the fact that its structure or use was nonconforming under this Local Law, provided such repairs or reconstruction shall be completed within two (2) years of the date on which the damage occurred.

Section 394. COMPLETION OF BUILDINGS UNDER CONSTRUCTION

Any building, extension, or alteration for which a permit has been duly granted, the actual construction of which has been started before the effective date of this Local Law, or of a pertinent amendment thereto, may be completed in accordance with plans on file with the Zoning Administrator, provided that such actual construction proceeds in an expeditious manner and the building is completed within one (1) year of the adoption of this Local Law.

Section 395. ⁵¹REGULATION FOR AN INTERIM PERIOD OF DEVELOPMENT AND USE OF LANDS AND BUILDINGS

A. LEGISLATIVE INTENT AND FINDINGS

The Town of Washington (the “Town”) is a rural community located at the center of Dutchess County. The Town is primarily an agricultural and residential community. There are few commercial and industrial enterprises in the Town. Although the hamlet of Mabbettsville provides some goods and services, the Village of Millbrook serves as the Town's economic and commercial center.

⁵⁰ Section 392, paragraph 5 amended; Local Law #1 of the year 2005 on 04/14/05.

⁵¹ Section 395 added; Local Law #4 of the year 2007 on 11/8/07.