

LOCAL LAW NO. 2 OF 2025

“CHAMP” A LOCAL LAW CREATING HOUSING ACCELERATION MEASURES FOR PLATTSBURGH

BE IT ENACTED by the Town Board of the Town of Plattsburgh as follows:

SECTION I. Title: Local Law #2 of 2025 Creating Housing Acceleration Measures for Plattsburgh

SECTION II. Authority: This local law is adopted pursuant to Municipal Home Rule Law, Article IX, Section 2(C).

SECTION III. Purpose & Intent: This local law is intended to remove certain barriers to residential development in the Town zoning ordinance and create opportunities for increased housing diversity and density in areas of the Town that can adequately support such development.

SECTION IV. Specific Regulations Applying to Residential Development in the Town:

- Multifamily housing development shall be permitted in the A2 zoning district, subject to site plan review by the Planning Board
- Multifamily housing development shall be permitted in the SC zoning district, subject to site plan review by the Planning Board
- The conversion of single-family homes to duplexes (two-family dwelling) shall be permitted in the T4 & T5 districts (within the same footprint of an existing single-family residence) via the building permit process
- Duplexes (two-family dwellings) shall be permitted in the MDR district subject to the minimum lot density requirements proposed, with multiple duplexes on one lot considered as multifamily dwellings, requiring site plan review by the Planning Board
- The allowable density of multifamily residential development in the MDR district shall be a minimum of 1 Unit/5000sf of lot/plot/parcel area

SECTION V. Inconsistency: All other local laws and ordinances of the Town of Plattsburgh that are inconsistent with the provisions of this local law are hereby repealed; provided however, that such repeal shall only be to the extent of such inconsistency and in all other respects this local law shall be in addition to such other local law or ordinances regulating and governing the subject matter covered by this local law.

SECTION VI. Savings Clause: If any clause, sentence, paragraph, word, section or part of this local law shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder, thereof, but shall be confined in its operation of the clause, sentence, paragraph, worked section or part thereof directly involved in the controversy in which such judgement shall have been rendered.

SECTION VII. Effective Date: This local law shall take effect upon filing with the Secretary of State.