# PROPOSED AMENDMENTS FOR THE SINGLE RESIDENCE C ZONING DISTRICTS

(February 4, 2016)

## 1. Amend the Definition of Grade, §1.4, Definitions and Abbreviations

Grade - The average of the ground level adjoining the building at all exterior walls based upon the existing contour lines. Contour lines shall be illustrated on a plan and shall be established prior to any filling or earth moving/removal activities. The grade shall not be raised more than 12 inches to allow for proper drainage.

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## 2. Restrict Non-Conforming Protections, §1.5.4, Nonconforming Single and Two-Family Residential Structures

In the Single Residence C Zoning Districts, non-conforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Commissioner that such proposed reconstruction, extension, alteration, or structural change:

1. Does not increase the non-conforming nature of said structure;
2. Has not been altered, extended, reconstructed or structural change made to the exterior of the structure within the past five (5) years beginning on the date of issuance of the most recently issued building permit; and,
3. Does not increase the gross floor area of the non-conforming structure by more than thirty percent (30%).

In the event that the proposed reconstruction, renovation, extension, alteration, or structural change does not meet the standards listed above, a Special Permit shall be required from the Planning Board.

A non-conforming single family or two-family structure may be reconstructed after voluntary demolition in accordance with the following provisions:

1. Building(s) as reconstructed shall be located on the same footprint as the original non-conforming structure, shall be only as great in volume or area as the original nonconforming structure.

2. In the event that the proposed reconstruction would:

    a. cause the structure to exceed the gross floor area of the original non-conforming structure or
    b. cause the structure to be located other than on the original footprint,

    a Special Permit shall be required from the Planning Board prior to such demolition.

The Planning Board may grant a Special Permit to reconstruct, extend, alter or change a nonconforming structure if it finds that the reconstructed and enlarged building:

1. is appropriate in scale and mass for the neighborhood, with particular consideration of abutting properties,
2. will not increase the existing nonconforming lot coverage, if it exists, and,
3. will not be substantially more detrimental than the existing non-conforming building to the neighborhood.

For the purposes of this Section, a non-conforming single- and two-family structure shall be defined as a single- and two-family structure on a lot that does not comply with the existing minimum lot area and/or frontage requirements and/or the single- and two-family structure encroaches or otherwise does not comply with one or more setbacks, open space, lot coverage or building height requirements.

**3. Require Front Setback to Align with Adjacent Homes, §4.2.2, Linear Requirements for Residential Districts**

The front setback for the SRC Districts shall not exceed the average of the front setbacks of the buildings on the lots contiguous thereto on either side. A vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at that minimum.

**4. Reduce Allowed Building Heights, §4.2.2, Linear Requirements for Residential Districts**

| | |
|---|---|
| To Midpoint | 30' |
| To Ridge | 34' |

**5. Limit the Location of Outdoor Mechanical/Fuel Storage Equipment, §4.2.2, Linear Requirements for Residential Districts**

<u>Proposed</u>
In the SRC Districts, the placement of ground-mounted outdoor mechanical and fuel storage equipment on a lot shall be subject to the following requirements:

1. Not within the front yard - The front yard is defined as the area between a line obtained by extending the front elevation of the dwelling to each of the sidelines of the lot and the front line of the lot;

2. Not within the required side or rear setbacks;

3. Not within at least 10'-0" of the front elevation; and,

4. Screened so that it is not visible from the street or adjacent properties.