

Second Amendment to Warrant Article 6
Submitted by Robert McGaw (Precinct 1)

Purpose: Many houses in SR-C Zoning Districts have non-conforming side setbacks. As summers get hotter, more people will be installing central air conditioning, which requires a ground-mounted compressor/condenser unit to be located adjacent to the house. The pipes circulating the coolant for efficiency need to go directly from the outside compressor/condenser unit to the air-handling equipment, which is typically located in the attic. The purpose of this amendment is

1. to continue to allow installation of ground-mounted mechanical equipment (e.g., heat pump compressor units and air conditioning compressor/condenser units for central air conditioning) in the side yards of SR-C houses, but only if they comply with the Town's noise Bylaws and are screened to minimize visual impacts,
2. to simplify the definition of front yard, and
3. to clarify screening.

MOVED: That the motion made by the Planning Board under paragraph 4 of Article 6 be amended by substituting for item '2' under subsection A, Setbacks, of section 4.2.2 of the Zoning Bylaw as proposed by the Planning Board the following item '2':

2. In the SR-C Districts, the placement of ground-mounted outdoor mechanical equipment and fuel storage equipment occurring after the effective date of this item 2, on a lot containing a single- or two-family structure shall be subject to the following requirements:
 - a. Not within the front yard, which for purposes of this item 2 is defined to be the area between the front line of the lot and a line obtained by extending the front elevation of the structure to each of the sidelines of the lot;
 - b. Not within the required side or rear setbacks; provided, however, that ground-mounted outdoor mechanical equipment may encroach entirely or partially into a required side setback if (i) it is placed adjacent to the structure, (ii) it does not extend more than six feet from the structure, (iii) it complies with items c. and d. below, and (iv) it complies with applicable noise standards in the General Bylaws of the Town of Belmont;
 - c. Not within 5'-0" of the front yard as defined in item a. above; and
 - d. Screened to minimize visual impacts.