

DRAFT AMENDMENTS TO THE GENERAL RESIDENCE ZONING DISTRICT
(Draft as of February 14, 2018)

1) **§6D.2 Time Limitation**

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Delete the entire section, thereby not having any sunset provision.

2) **§1.5.4 Nonconforming Single and Two-Family Residential Structures**

Amend the section so that small projects go to the ZBA instead of the PB.

A. General Residence Zoning Districts

- 1) In the General Residence Zoning District, as provided in Massachusetts General Law Chapter 40A, Section 6, preexisting non-conforming structures may be extended or altered with a Special Permit by the Zoning Board of Appeals, provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Notwithstanding the foregoing, dormers that comply with Section 4.2.2, Linear Requirements, shall be allowed without review by the Zoning Board of Appeals.
- 2) If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by more than thirty percent (30%) either as:
 - a) a standalone application, in and of itself, or
 - b) when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application,

then the proposed alteration or structural change shall require a Special permit from the Planning Board pursuant to Section 6D of this Zoning By-Law.

- 3) A nonconforming single- or two-family structure may be reconstructed after voluntary demolition if the building as reconstructed will be located on the same footprint as the original nonconforming structure, and will be no greater in volume or gross floor area as the original nonconforming structure.

If the Building Commissioner determines that the proposed reconstruction would:

- a) cause the structure to exceed the volume or total livable area of the original nonconforming structure or,
- b) cause the structure to be located other than on the original footprint,

then a Special Permit shall be required from the Planning Board prior to such reconstruction pursuant to Section 6D of this Zoning By-Law.

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