

The changes proposed under Warrant Article # XXX are detailed below.

Deleted words are shown with ~~strikethrough~~.

Added words are shown in underlined blue highlight

Article IV General Provisions

~~Section 7. — MINIMUM LOT SIZE~~

~~In determining minimum lot size required by Town Ordinance, the maximum portion of undevelopable land, as defined in the Ordinance (Article III) shall not exceed 25 percent. The developable area used to fulfill the lot size requirement and designated as the building site will be contiguous in nature and of such a configuration as to accommodate adequately all required utilities such as sewage disposal and water supply. No part of areas designated as having very poorly drained soils, or bodies of water, may be used to satisfy minimum lot size, (March 10, 1998)~~

Section 7. Minimum Lot Size: Qualifying Area

This Ordinance lists Minimum Lot Size requirements in several Articles.

The area of any lot designated as satisfying the Minimum Lot Size requirement must meet these qualifications:

- The qualifying area must be contiguous in nature and capable of adequately accommodating all required utilities such as water supply and sewage disposal
- The qualifying area does not include very poorly drained soils or bodies of water
- The qualifying area consists of not more than 25% poorly drained soils and/or slopes greater than 15%.
- Where the frontage boundary line is undefined, a default boundary location twenty five feet (25') from the road center line shall be used to determine qualifying area and setbacks.

No building(s) or structure(s) shall be constructed and no use shall be established on a lot having less than the required qualifying area.

Article V

General Residential and Agricultural District

Section 3. — LOT AREA AND YARD REQUIREMENTS

~~A. No dwelling or any other building shall be located closer than fifty (50) feet from any class highway, nor shall said dwelling or any other building be closer than fifteen (15) feet from the sidelines.~~

~~B. Lot Sizes~~

- ~~1. A lot for a dwelling and any other usages permitted shall be of sufficient size to provide adequate water supply and sewage facilities, but in no case shall the lot be less than eighty thousand (80,000) square feet for a single-family dwelling or one hundred twenty thousand (120,000) square feet for a two-family dwelling.~~
- ~~2. The maximum portion of a lot to be covered by impervious improvements shall not exceed 25%~~

~~C. Each lot shall ordinarily have a minimum frontage of two hundred (200) feet. In the case of a lot on a curve of a road or other special geographical feature which makes this frontage difficult to achieve, the Planning Board may approve frontage less than 200 feet provided that no structure may be constructed closer to the road than a point where the setback line is two hundred (200) feet in width providing this setback exceeds fifty (50) feet. The minimum depth of a lot shall be one hundred fifty (150) feet.~~

~~D. All trailer coaches and mobile homes moved into Town shall conform as to safety, convenience, and welfare of the Town.~~

Section 2. USES PERMITTED

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L. Impervious improvements shall not cover more than 25% of the lot area.

M. All trailer coaches and mobile homes moved into Town shall conform as to safety, convenience, and welfare of the Town.

Section 3. MINIMUM DIMENSIONAL REQUIREMENTS

A. Minimum Lot Size

A lot for a dwelling and any other usages permitted shall be of sufficient size to provide adequate water supply and sewage facilities,

1. Single-family dwelling: eighty thousand (80,000) square feet
2. Two-family dwelling: one hundred twenty thousand (120,000) square feet .

B. Minimum contiguous road frontage: 200 feet.

1. In the case of a lot on a curve of a road or other special geographical feature which makes this frontage difficult to achieve, the Planning Board may approve frontage less than 200 feet provided that no structure may be constructed closer to the road than a point where the setback line is two hundred (200) feet in width providing this setback exceeds fifty (50) feet.

C. Front setback: 50 feet

- D. Side and rear setback: 15 feet
- F. Lot depth: 150 feet

Article V-A Residential Cluster Development Overlay District

Section 3. STANDARDS AND CONDITIONS REQUIRED FOR APPROVAL

~~C. Net Developable Area: The area of the entire tract to be subdivided less:~~

- ~~1. All road and utility Rights of Way that are unbuildable;~~
- ~~2. Areas classified as "Very Poorly Drained";~~
- ~~3. Areas classified as "Poorly Drained".~~

C. Net Developable Area: The total of areas meeting the Minimum Lot Size Qualifications less all road and utility rights of way that are unbuildable. The contiguous area qualification may be satisfied by separate contiguous areas for each dwelling lot.

~~H. The minimum lot size shall be 30,000 square feet of contiguous buildable land per Dwelling Unit.~~

H. The Minimum Lot Size shall be 30,000 square feet for each Dwelling Unit.

Article VI Civic District

Section 3. MINIMUM DIMENSIONAL REQUIREMENTS

The following minimum dimensional requirements apply in the Civic District:

- ~~A. Lot Area: 80,000 square feet~~
- A. Minimum Lot Size: 80,000 square feet

Article VII Commercial and Light Industrial Zone

Section 3. MINIMUM LOT AREA AND YARD REQUIREMENTS

- ~~A. Lot Area: 80,000 square feet~~
- A. Minimum Lot Size: 80,000 square feet

Article XIII Nonconforming Uses, Structures and Lots

Section 3. NONCONFORMING LOTS

- D. A separate nonconforming lot, which is recorded as a lot of record at the time of passage of this Ordinance may be used for a conforming use of the District, however, ~~a lot of less than eighty thousand (80,000) square feet area shall not be used for a two family dwelling.~~ a Minimum Lot Size of 80,000 square feet is required for a two family dwelling.