

2nd iteration: LOT AREA REQUIREMENTS LANGUAGE

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.

Comment [RES1]: Justin's concern

Article V General Residential and Agricultural District

~~Section 3 MINIMUM DIMENSIONAL REQUIREMENTS LOT AREA AND YARD REQUIREMENTS~~

Comment [RES2]: Whole section rewritten for clarity, non-dimensional requirements moved to Section 2.

~~BA. Minimum Lot Size~~

~~1. 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 .

~~CB. Each lot shall ordinarily have a~~ Minimum contiguous road frontage ~~of two hundred (200)~~ feet.

Comment [RES3]: Added "contiguous"

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.

~~The minimum depth of a lot shall be one hundred fifty (150) feet.~~

Comment [RES4]: Moved to F

C. Front setback: 50 feet

D. Side and rear setback: 15 feet

Comment [RES5]: Added, may be intent of existing language

F. Lot depth: 150 feet

Section 2

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

Comment [RES6]: Relocated here from dimensional requirements (Section 3)

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

Comment [RES7]: Relocated from lot area requirements (Section 3)

Article V-A Residential Cluster Development Overlay District

Section 3 STANDARDS AND CONDITIONS REQUIRED FOR APPROVAL

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. Permitted Density: For single-family dwellings the number of units shall be determined by dividing the net developable area by the conventional lot size for that zoning district (e.g. 80,000 square feet). For Two-Family dwellings, the number of dwellings shall be determined by dividing the number of net developable acres by 75 percent of the conventional lot size for that district (e.g. 60,000 square feet).

J. 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. Minimum Lot Size: 80,000 square feet

Article VII Commercial and Light Industrial Zone

Section 3. ~~MINIMUM DIMENSIONAL REQUIREMENTS~~
~~MINIMUM LOT AREA AND YARD REQUIREMENTS~~

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 Minimum Lot Size of 80,000 square feet is required for a two family dwelling.