

Proposed Revisions to Section 33 of the Zoning Bylaws

Proposed revisions shown in red

Draft July 26, 2022

Section 33 Dimensional Requirements

A structure shall be erected or used, and a lot shall be used or changed in size or shape, only in conformity with the following requirements:

Section 33.1 Dimensional Schedule

| Districts | Minimum Lot Area in sq. ft. | Minimum Lot Frontage in feet ³ | Yard Dimensions ² | | | Maximum Height in feet | Maximum Lot Coverage |
|------------------------|-----------------------------|---|---|-----------------------------|-----------------------------|------------------------|----------------------|
| | | | Front <u>Setback</u> in Feet ³ | Side <u>Setback</u> in Feet | Rear <u>Setback</u> in Feet | | |
| Village Center (VC) | 5,000 | 50 | 10 ³ | 10 | 10 | 32 | 80% |
| Rural Residential (RR) | 45,000 ¹ | 150 | 50 ⁴ | 25 | 25 | 32 | 35% |

1 The required lot area for any multi-family dwelling shall be increased for each dwelling unit in excess of two by 20,000 sq. ft. in the RR District only.

2 Set back areas in front, rear and side yards may not be rendered impervious.

3 The Planning Board may by special permit reduce the required front yard in the VC district to a distance not less than the front yard of an existing abutting structure located within 100 feet of the common property line if the lot size or topography is such that a hardship would result from enforcement of the front yard requirements.

4 The required front yard shall be 75 feet for a lot with the front lot line on the Mohawk Trail.

33.2 Back Lot Development. A lot ~~recorded or registered prior to the adoption of these Bylaws and which has no contiguous land in common ownership~~ may be divided into two lots even though one of the lots does not meet the minimum frontage requirement, provided that the following conditions are met:

- a) One lot shall meet all of the dimensional requirements of Section 33.
- b) The other lot shall have (1) a minimum of ~~20~~ forty (40) feet of frontage in the Rural Residential Districts (RR,RR/MRD, RR/R2D) and twenty-five (25) feet of frontage in the Village Center (VC) District; (2) a connecting strip from the street to the lot which ~~shall have~~ has a minimum width of forty (40) ~~20~~ feet in the Rural Residential Districts (RR,RR/MRD, RR/R2D) and twenty-five (25) feet in the Village Center (VC) District; (3) width where the principal building is to be erected at least equal to the normal required lot frontage; and (4) lot area, exclusive of the connecting strip, at least equal to the normally required lot area.