



Article 37 Nonconforming Single & Two-family Dwelling Units Zoning Bylaw Amendment

Mr. Johnson moves:

that the Town take affirmative action on Article 37 as printed in the Warrant.

Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

ARTICLE 37. To determine whether the Town will vote to amend **Zoning Bylaw Section 7.1.5 Nonconforming Single and Two Family Residential Structures** to insert in the second sentence after the words gross floor area the phrase “excluding basements, open or screened porches, and decks,” and to insert a new subsection (d) “extension of a structure by more than fifty percent (50%) is based on the aggregate of all expansions undertaken within a consecutive five year (5) period.”

Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

First, this amendment will:

- Make the method of measuring gross floor area under Section 7.1.5 Nonconforming Single and Two Family Residential Structures consistent with Section 6.2.13 Maximum Floor Area Ratio by excluding basements, open or screened porches, and decks from the gross floor area calculation.

Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

A consistent method of measurement leads to:

1. Less confusion for property owners, architects and developers, and;
2. Simplifies the review process for Building Inspections Division staff.

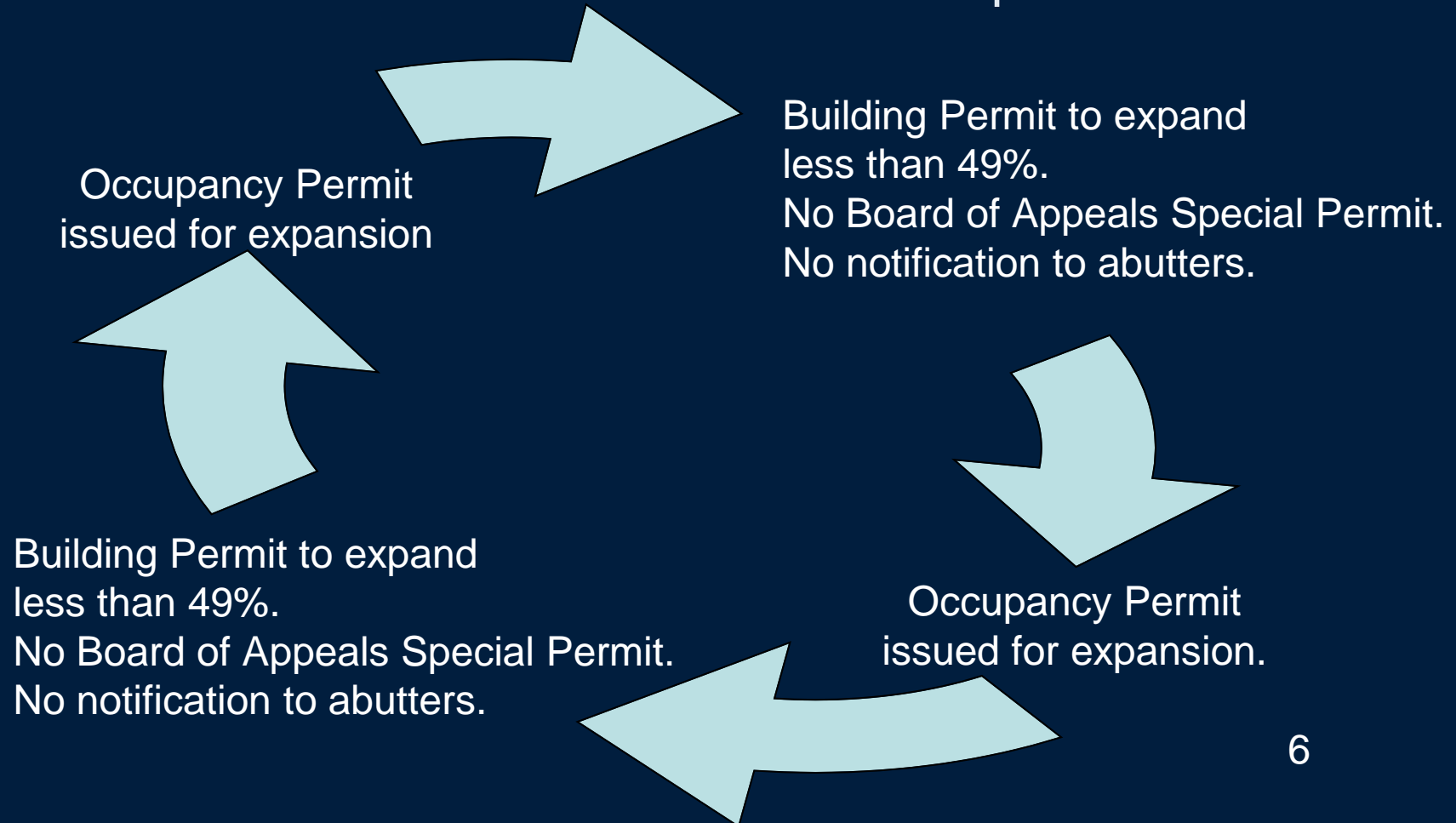
Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

Secondly, this amendment will:

- limit the extension of a structure by more than 50% based on the aggregate of all expansions within a consecutive five year (5) period.

Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

This new subsection closes a current loophole:



Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

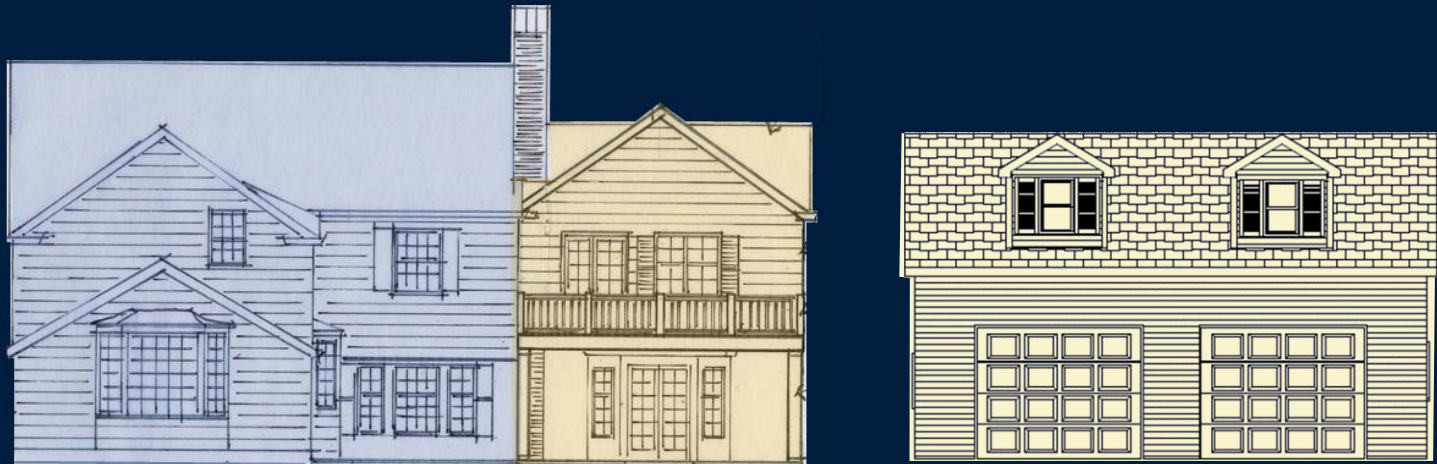
Addition #1
(30% increase)



Article 37
Nonconforming Single & Two-family Dwelling Units
Zoning Bylaw Amendment

Addition #1
(30% increase)

Addition #2
(40% increase)



Cumulative Increase: 82%



Article 37 Nonconforming Single & Two-family Dwelling Units Zoning Bylaw Amendment

Mr. Johnson moves:

that the Town take affirmative action on Article 37 as printed in the Warrant.