

Section 6: Dimensional Regulations

1) Better Organization

- The provisions for Buffer Zones are currently located with the Dimensional Regulations (Section 4-D). The proposed Section 5 relocates these to the “Use” Section as the most basic buffer requirements are based on the uses in question.

2) Clerical Amendments

- The exemptions for building height will clarify that these only apply to non-habitable areas under the state building code.
- In order to clarify building rights and responsibilities, a requirement has been added to Section 6-B.1.5. that requires an easement be recorded between property owners for all common-wall construction within the CBD.

3) Legal Amendments

- The notation requirements for a plot plan were removed from the bylaw in order to reflect the requirements from the registry of deeds.

4) Amendments to better address Current Planning Issues

- Uniform frontyard setbacks are established in the Central Business District (CBD) and the Business (B) District in order to maintain a continuous street edge and encourage parking areas to the side and rear of proposed buildings.
- A minimum usable open space requirement is proposed within the residential districts in order to maintain a minimum area of land without structures, parking or driveways upon each lot.
- The minimum lot area within the CBD is being reduced to 5,000 SF in order to reflect existing land use patterns in the district and promote infill and redevelopment of the CBD.
- The minimum frontyard setback is being reduced to 15 feet in order to promote pedestrian activity along the street edge and encourage consistency with existing buildings within the CBD.
- In order to encourage protection of usable open space on a lot and parking further back from the street edge, provisions are proposed in Section 6-C.8.F-H to permit detached accessory structures and pools to be located toward the rear and sides of the property.
- In order to maintain consistency with traditionally developed neighborhoods, small porches and porticos have been added to the exemptions within the setback areas.