

EXISTING LOT AREA REQUIREMENTS LANGUAGE

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)

UNDEVELOPABLE LAND: Land that has poorly drained soils or land having a slope greater than 15%.

Article V General Residential and Agricultural District
Section 3 LOT AREA AND YARD REQUIREMENTS
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%.

Comment [RES1]: Not an area requirement, move elsewhere

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".

H. Permitted Density: For single-family dwellings the number of units shall be determined by dividing the number of 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 of contiguous buildable land per 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

Article VII Commercial and Light Industrial Zone
Section 3. MINIMUM LOT AREA AND YARD REQUIREMENTS
A. Lot Area: 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.

PROPOSED REVISION TO LOT AREA REQUIREMENTS LANGUAGE

Section 7. Minimum Lot Size Qualifications

This Ordinance lists Minimum Lot Size requirements in several Articles. Land must meet these qualifications in order to satisfy the Minimum Lot Size requirement:

- Very poorly drained soils do not qualify
- Bodies of water do not qualify
- Not more than 25% of the qualifying area may be poorly drained soils and/or slopes greater than 15%.
- The qualifying area must be contiguous in nature.

~~UNDEVELOPABLE LAND: Land that has poorly drained soils or land having a slope greater than 15%.~~

Comment [RES2]: Delete definition, not used anywhere else

Article V General Residential and Agricultural District
Section 3 LOT AREA AND YARD REQUIREMENTS

B. ~~Lot Sizes~~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, 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%.~~

Comment [RES3]: Not an area requirement

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

Comment [RES4]: Make this a separate item

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".~~

~~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.~~

Comment [RES5]: This phrase not very clear

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 ~~of contiguous buildable land~~ 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~~Minimum Lot Size: 80,000 square feet

Article VII Commercial and Light Industrial Zone
Section 3. MINIMUM LOT AREA AND YARD REQUIREMENTS

A. ~~Minimum Lot Size~~Lot Area: 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.