

ZONING ARTICLES

ARTICLE NUMBER - 4

ARTICLE NAME – Amend Article V - Dimensional Requirements by adding Mixed Use Innovation

AMOUNT – \$0

To see if the Town will vote to amend the Zoning Bylaws, Article V, Dimensional Requirements, by adding a new zoning district to Section 5.2.0. Density Regulation Schedule entitled “MIX” and highlighted in **black, underlines, and bold type** as follows.

Article V

SECTION 5.2.0 DENSITY REGULATION SCHEDULE: No building or structure shall be constructed nor shall any existing building or structure be enlarged or altered except in conformance with the Density Regulation Schedule, as to lot coverage, lot area, land area per dwelling unit, lot width, front, side and rear setbacks, and maximum height of structures except as may otherwise be provided elsewhere herein.⁴

	RO	RC	RC	BN	BL	BG	BT	IG	I	IR	MIX
Minimum Lot Area ⁹	20,000 sf	120,000 sf	100,000 sf	5,000 sf	10,000 sf	10,000 sf	10,000 sf	40,000 sf	120,000 sf	18 Acres	SEE ARTICLE XIV
Minimum Lot Frontage	100 ft	100 ft	100 ft	50 ft	100 ft	100 ft	100 ft	150 ft	100 ft	400 ft	
Minimum Front Yard	25 ft	50 ft	25 ft	10 ft ⁵	15 ft ⁵	15 ft ⁵	15 ft ⁵	25 ft ⁵	25 ft ⁵	100 ft	
Minimum Side Yard	15 ft	50 ft	25 ft	10 ft ⁵	15 ft ⁵	100 ft					
Minimum Rear Yard	15 ft	50 ft	25 ft	10 ft ⁵	15 ft ⁵	100 ft					
Minimum Lot Width	20 ft	20 ft	20 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Minimum Yard Adjoining RO & RG, OS and Residentially Zoned Land in Contiguous Municipalities ¹⁰	None	50 ft	50 ft depth of lot	20% depth of lot ⁶	100 ft depth of lot	20% depth of lot ⁶					
Maximum Aggregate Building-to-Ground Area Percentage	None	25%	25%	33 1/3%	33 1/3%	33 1/3%	33 1/3%	25%	25%	25%	
Maximum Building & Structure Height ¹¹	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft ⁸	30 ft ⁷	30 ft ⁸	
								80 ft ⁸	90 ft ^{7,12}	80 ft ⁸	
Minimum Feet Between Buildings	None	50 ft	20 ft	None	None	None	None	None	50 ft	None	
Maximum Floor Area Ratio (FAR)	None	None	None	None	None	None	None	.15 ^{2,3}	.15 ^{2,3}	None	

Submitted by the Economic Development Office
 Requested by the Select Board