

STM ARTICLE 1

ZONING BYLAW AMENDMENT/DEFINITIONS

To see if the Town will vote to amend the Zoning Bylaw to change the definition of “Open Space, Usable” by reducing the required horizontal dimension, to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings.

(Inserted at the request of the Town Manager and Residential Study Group)

VOTED: *That Article 2, Section 2.01 of the Zoning Bylaw, be and is hereby amended so that the last line of the definition of “Open Space, Usable,” reads as follows:*

Open Space, Usable:

The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation including swimming pools, tennis courts or similar facilities, for garden or for household service activities such as clothes drying; which space is at least 75 percent open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required.

Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75 percent of the area has a grade of less than eight (8) percent and (2) no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings where parking is at the surface level, no horizontal dimension shall be less than 20 feet.