

Article 12

To see if the Town will vote to amend its Zoning By-laws as follows: amend Section 4.33, Location of Accessory Buildings, by adding new subsections 1 and 2; amend Section 3.2, Schedule of Use Regulations, Section 3.22.1; and amend Section 1.4, Definitions; all as set forth below:

Accessory Structures

- Amend Section 4.33, Location of Accessory Buildings, by adding new subsections 1 and 2 (see text in italics).

4.33 Location of Accessory Buildings: No accessory building shall be located in a front yard except for property abutting the shoreline of Lake Wickaboag or Brookhaven Pond, in which case an accessory building may be allowed by Special Permit issued by the Board of Appeals.

1. Accessory buildings containing six hundred (600) square feet or less of gross floor area may be located in required side and rear yards but not closer than ten feet (10') to a property line.

2. For lots in residential use that have at least four acres and five hundred feet (500') of frontage, accessory buildings of any size may be located within twenty feet (20') of the side or rear lot line provided the principal structure complies with all yard requirements.

- Amend 3.2, Schedule of Use Regulations, section 3.22.1, Residential, by eliminating the three-car limit on garaging of motor vehicles, as follows:

	RR	RN	G
3.22 Residential			
Single-family detached dwelling, together with such accessory structures as are normally incidental thereto, including garage. Garaging or parking of one commercial vehicle with a maximum gross vehicle weight of 10,000pounds shall be permitted accessory use, garaging or parking of larger commercial vehicles or more than one commercial vehicle may be allowed by a special permit.	Y	Y	Y

Definitions

In Section 1.4 Definitions, delete definition 14, Yard: Front, Side, Rear, and definition 16, Frontage, and add the following new definitions as follows:

14) Minimum Yard - A required open space, unoccupied and unobstructed by any structure or portion of a structure, except the following:

- fences, walls, poles, posts and other customary yard accessories, ornaments and furniture;
- in front yards only, eaves, steps, non-covered porches and signs.
- accessory buildings as permitted by Section 4.33.

Yard, Front - A yard extending across the full width of a lot lying between the front lot line and the principal building. The minimum front yard extends from the front lot line for the depth specified in section 4.2. On a corner lot, the two (2) yards lying between the main building and the intersecting streets shall both be deemed front yards.

Yard, Rear – A yard extending across the full width of the lot lying between the rear line of the lot and the rear line of the main building extended to the side lines of the lot. The minimum rear yard extends from the rear lot line for the depth specified in section 4.2.

Yard, Side - The portion of the yard situated between the main building and the side line of the lot, extending from the front yard to the rear yard. The minimum side yard extends from the side lot line for the depth specified in section 4.2.

16) Frontage - The horizontal distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line. The minimum required frontage shall be uninterrupted and continuous along one street. For corner lots, frontage shall be measured between one side lot line and the mid-point of the arc made by the corner radius. A lot shall only be deemed to have frontage along a street (as defined under definition #13) to which it has both legal and physical access.

17) Lot Width - The shortest distance from side lot line to side lot line. At no point, between the front lot line and the rear of the principal structure located on the lot, shall the lot have a width less than eighty percent (50%) of the minimum frontage required.

or take any other action relative thereto.
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