

WARRANT ARTICLE XX - Shall an ordinance dated _____ and entitled "Amendments to the Land Use Zoning Ordinance to ..." be enacted as set forth below?

Explanation: This Article amends the definition of "Living Area" to clarify that decks and patios should not be counted.

SECTION 8 DEFINITIONS

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LIVING AREA. The total of all floor areas of a residential structure as measured from the interior walls, excluding ~~g~~Garage area; basement or attic area, except when these areas are used or intended to be used for human habitation; and other building area, that is not accessible by a stairway or where the floor to ceiling height is less than 5 feet; and area between the outside of exterior walls and the inside of those walls; and decks or open patios are excluded from living area calculations.

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WARRANT ARTICLE XX - Shall an ordinance dated _____ and entitled "Amendments to the Land Use Zoning Ordinance to ..." be enacted as set forth below?

Explanation: This Article amends the access provisions of section 6B.10 to clarify that it is referring to new lots.

SECTION 6 STANDARDS FOR USES, PERMITS AND APPROVALS

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6B.10 Lots

1. **Minimum lot size.** See section 3.5.
2. **Access.** No lot may be built upon or otherwise developed unless it has a private road or driveway for access to a public way by a valid right of way benefiting the lot or by ownership of land abutting the public way (or a combination). If more than 2 **new** lots are accessed by the same private road, then it must meet the Street Design and Construction Standards of Section 5.14 of the Subdivision Ordinance. If no more than 2 **new** lots are accessed by the same private road or driveway, then it must meet either the said Street Design and Construction Standards or the Driveway Construction standards of Section 6B.6 of this Ordinance. All lots must have safe access for fire, police, and emergency vehicles, as determined by the Fire Chief.

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WARRANT ARTICLE XX - Shall an ordinance dated _____ and entitled “Amendments to the Land Use Zoning Ordinance to change the Land Use District designation of two Map 10, Lot 149 and a Portion of Map 10, Lot 147” be enacted as set forth below?

Explanation: This Article changes the designation of Map 10, Lot 149 and a portion of Map 10, Lot 147 from Village Residential1 to Village Commercial.

SECTION 3 LAND USE DISTRICTS

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3.3 Map Changes: Amended at:

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Town Meeting May ==, 2016 change Map 10, Lot 149 from Village Residential 1 to Village Commercial and portion of Map 10, Lot 147 previously designated as Village Residential 1 to Village Commercial.

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