



PLANNING BOARD

Report to Town Meeting

**Article 17. Zoning - Dimensional Interpretation
(Planning Board)**

To see if the Town will amend Section 6.1 of the Zoning Bylaw, by deleting the ~~lined-out~~ language, adding the language in ***bold italics***, and reorganizing and re-enumerating the affected sections, as follows:

~ SEE WARRANT LANGUAGE ~

Recommendation

The Planning Board voted unanimously, 9-0, to recommend that Town Meeting adopt Article 17.

Background

Article 17 is primarily a technical change requested by the Building Commissioner and Planning Department staff, and supported by the Planning Board. It proposes to make three basic changes to existing Section 6.1, Dimensional Interpretation, of the Zoning Bylaw.

Reorganization. Article 17 reorganizes and renumbers the existing subsections in Section 6.1, in order to increase the number of potential sections. This allows the addition of a new section at the end describing how to interpret Maximum or Minimum Floors or Stories.

Measuring Setbacks. Article 17 adds language clarifying from where on a building to measure a required setback distance between that building and an adjacent property boundary (front, side or rear). Currently, such setbacks are measured from the furthest protrusion of any part of the building (often roof overhangs), not counting steps. The amendment would instead measure setbacks from the main body (exterior wall) of a building, a common method.

Rules for Maximum/Minimum Floors and Stories. A new section (Maximum or Minimum Floors or Stories) is added to interpret and define floors and stories, including half stories. There is no current language addressing these dimensions. Article 17 will provide a basis for interpreting and enforcing existing and future regulations regarding floors and stories in the Zoning Bylaw.

Public Hearing

A public hearing on Article 17 was held on Wednesday, August 21. After a presentation by the Zoning Subcommittee, which offered a unanimously positive recommendation, the Planning Board reviewed the amendment. The Board recommended some minor changes and additions to the language.

There was no public comment.

After further discussion, the Planning Board voted unanimously, 9-0, to recommend that Town Meeting adopt Article 17.