



# Warrant Article #12 Lot Width Zoning Bylaw Amendment

## Mr. Canally moves:

that the Town take affirmative action on Article #12 as printed in the Warrant.

Warrant Article #12  
Lot Width  
Zoning Bylaw Amendment

Amend the language so it reflects the requirement that a lot must have the required frontage when using the reduced Lot Width provision.

Warrant Article #12  
Lot Width – Zoning Bylaw Amendment

Currently, Section 6.2.5 includes a table (below) listing the required frontage for each residential district and corresponding 80% lot width and a graphic to illustrate the table.

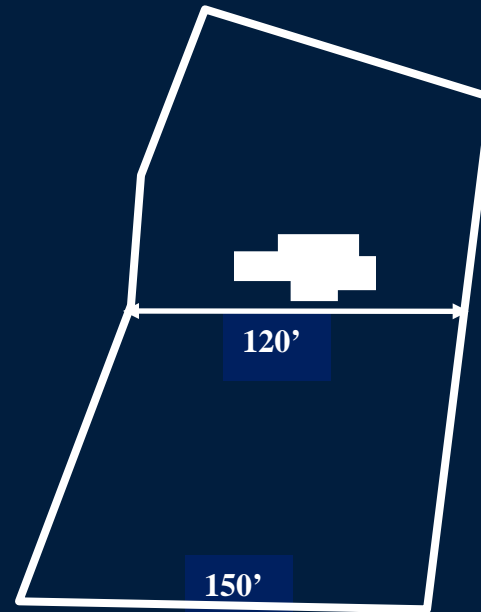
**Existing Table**

Lot Frontage:

Res. AA	200'
Res. A	150'
Res. B	125'
Res. C	80'

Lot Width:

Res. AA	160'
Res. A	120'
Res. B	100'
Res. C	64'



Roadway

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However, the language in Section 6.2.5 does not specifically state that a lot has to have the required frontage.

Current Language:

*Lot width:* Each lot shall have a width of not less than eighty (80) percent at all points between the sideline of the right-of-way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees. Such width shall be measured along lines, which are parallel to such sideline.

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**Why is this amendment being proposed?**

1. The language in the Section needs to match the table and graphic.
2. Clarifies the intent of the Lot Width provision.
3. Eliminates the potential to divide a lot utilizing the Frontage Exception (Section 6.2.4) AND the 80% Lot Width.

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**What is changing?** Add the words “in addition to the required frontage” so that the language of Section 6.2.5 matches the table and graphic.

Amended Language:

*Lot width:* Each lot, in addition to the required frontage, shall have a width of not less than eighty (80) percent at all points between the sideline of the right-of-way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees. Such width shall be measured along lines, which are parallel to such sideline.



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