



Warrant Article #17
Residence A & AA
Building Height Calculation
Zoning Bylaw Amendment

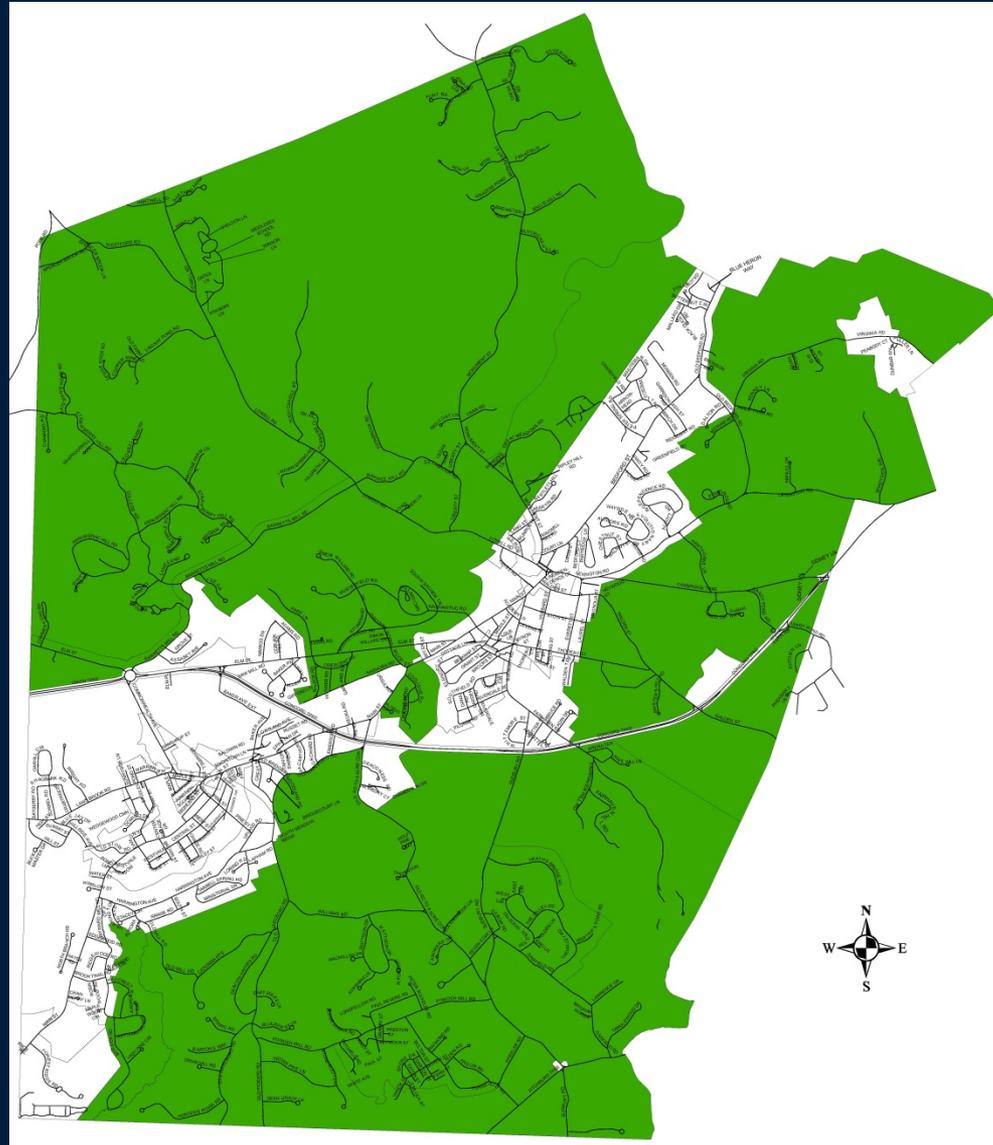
Mr. Cratsley moves:

that the Town take affirmative action on Article #17 as printed in the Warrant.

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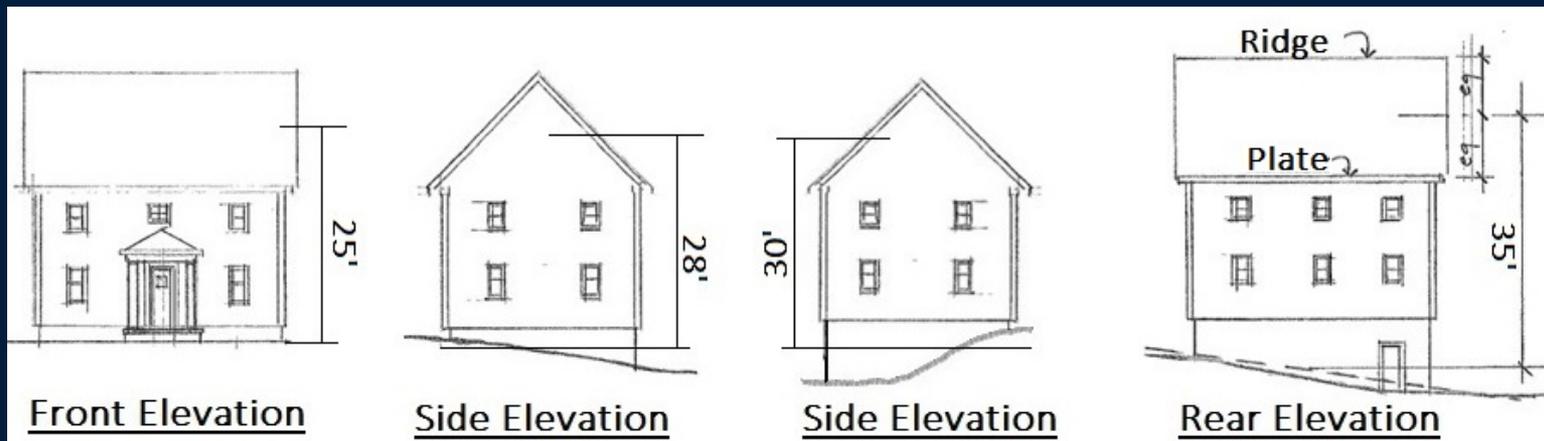
- This amendment proposes to make the method for measuring height of a structure consistent in all residential zone districts.
- This change began with Town Meeting vote in 2011 for small-size lots (Residence C), then again in 2013 for mid-size lots (Residence B).

The area affected by the proposed Bylaw amendment is shown in Green (Residence A & AA Zone District)



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Currently, the height in Residence A & AA is measured from the mean ground level of each side of the building to either the highest point of a flat roof or to the mean average between the plate and the ridge in the case of a pitched roof.



The height of the structure is 29.5' ($25' + 28' + 30' + 35' / 4 = 29.5'$) 4

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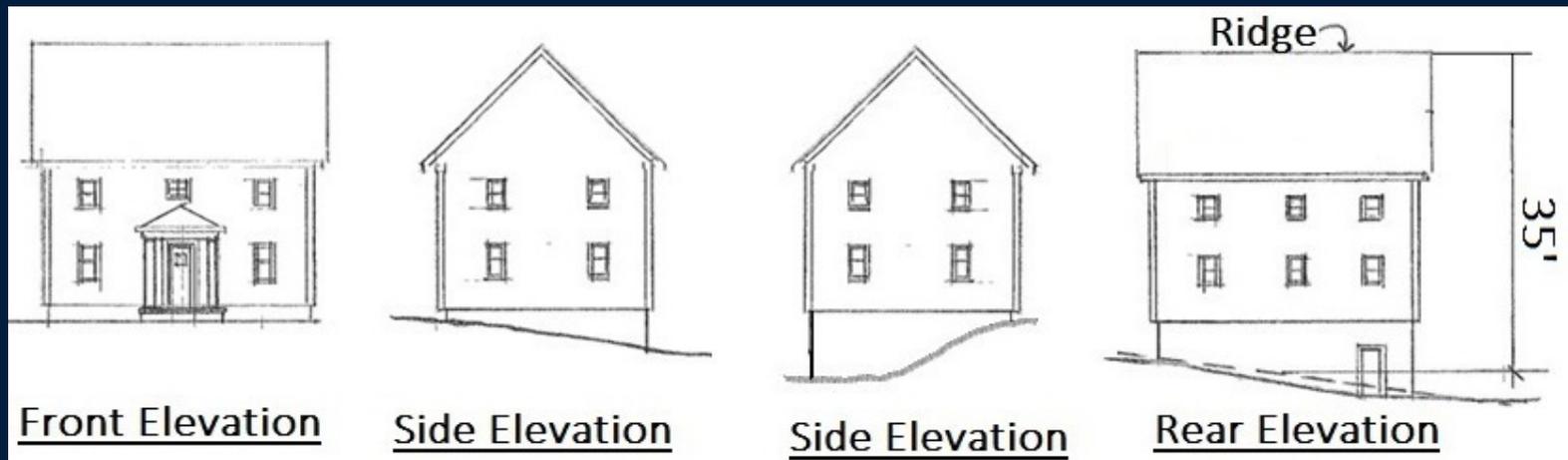
Why is this amendment being proposed?

1. Current language for the Residence A & AA district does not require the height of a structure to be measured prior to any grading or mounding.
2. As development pressures continue, fill is brought in to raise the elevation or expand the footprint of a house into an area that was previously avoided because of steep slopes or to mound a septic system.
3. Homes in Residence A & AA district might technically meet the 35-foot height limitation, but often are out of scale and character with the existing neighborhood and appear to tower over adjacent homes.
4. Achieves zoning uniformity in all residential districts.

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What is changing?

- Requiring the height of a structure in the Residence A & AA Zone District to be measured the same method as in the Residence B & C Zone District; from the base elevation of the lowest side of the structure to the ridge or highest point of a flat roof prior to any grading or mounding.

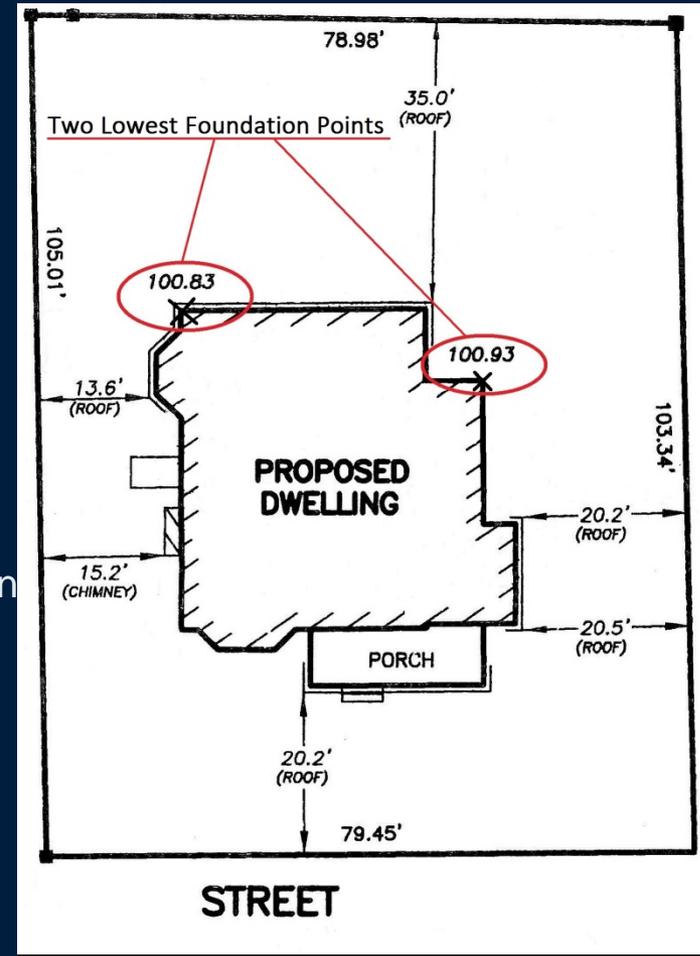


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This graphic shows how the height of a new structure is calculated on an existing lot prior to any grading or fill being brought into the site

Lowest Foundation Point #1 = 100.83
Lowest Foundation Point #2 = 100.93
 $100.83 + 100.93 / 2 = 100.88$ Base Elevation

Proposed Roof Ridge Elevation = 133.00
Base Elevation = 100.88
Proposed Building Height = 32.12



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Are there any exceptions? Yes!

Currently, the Zoning Bylaw allows chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limit, and;

the Zoning Bylaw allows the Board of Appeal to grant relief to the 35-foot height limit if;

1. there are no reasonable alternatives available, and;
2. the desired relief is not substantially detrimental to the neighborhood.

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Why is this amendment important?

- Helps preserve neighborhood character, reduce building massing and potential encroachment on abutting properties.
- Having the same requirement for measuring building height in all four of the residential zone districts simplifies the interpretation for residents, builders and architects.



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