

5.1.23 multiple structures on a lot – changes for SB to consider

PC recommends adding this language to the R/C districts: (new in red)

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3.3.3 Conditional Uses

Add: **Two principal structures hosting residential uses (see section 3.3.5[d])**

3.3.5 [d] Multiple Structures on a Lot.

On any Lot in the Village Residential/Commercial District,

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two principal structures hosting residential uses may be developed, provided the following conditions are met:

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- i. The lot's developable area and residential density are sufficient to support the proposed number of dwelling units; and
- ii. Proposed legal arrangements for ownership and management of all structures, uses and any common land on the lot shall be provided with the permit application along with an attorney's review of such changes; and
- iii. In a situation where so-called "footprint lots," or lots smaller than the required minimum size are proposed as part of the proposed plan of ownership, the DRB shall require the applicant to record a notice of conditions in the land records stating that for planning and zoning purposes the larger lot shall be treated as a single lot; and
- iv. All other applicable dimensional standards, such as setbacks and lot coverage, shall be met for all buildings on the lot.

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3.4.3 Conditional Uses

Add: **Two principal structures hosting residential uses (see section 3.4.5[d])**

3.4.5 [d] Multiple Structures on a Lot.

On any Lot in the Gateway Residential/Commercial District,

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- i. The lot's developable area and residential density are sufficient to support the proposed number of dwelling units; and
- ii. Proposed legal arrangements for ownership and management of all structures, uses and any common land on the lot shall be provided with the permit application along with an attorney's review of such changes; and
- iii. In a situation where so-called "footprint lots," or lots smaller than the required minimum size are proposed as part of the proposed plan of ownership, the DRB shall require the applicant to record a notice of conditions in the land records stating that for planning and zoning purposes the larger lot shall be treated as a single lot; and
- iv. All other applicable dimensional standards, such as setbacks and lot coverage, shall be met for all buildings on the lot.

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