

At this time the Planning Board would like to use the term “parcel” in place of “lot” for a defined contiguous piece of property in single ownership. It is possible that one lot could also be a parcel.

OPEN PORCH OR DECK

Clarify further, for example does this 50% include three or four sides?

PARAPET OR PARAPET WALL

Clarify further: is this an extension of any wall that extends above the adjacent roof? Propose “A wall extending above the height of the adjacent roof”.

Make the following revisions:

PROPERTY LINE

The boundary ~~of a lot,~~ as shown on a subdivision plat or on a survey represented by the lot’s owner or developer as the boundary of the ~~lot or~~ parcel to be used, developed, or built upon as a unit, under single ownership or control. Not all lots or parcels have front yard and side property lines.
remove “lot”.

Illustrations need to be updated and clarified between yard and setback.

REAR SETBACK

Clarify how a rear yard is defined. Is an accessory structure in the rear yard or are there two definitions of rear yard, one for the primary structure and one for the accessory structure?

RESIDENTIAL BUILDINGS

Switch family to household throughout the document, including this definition.

RESIDENTIAL BUILDING, SINGLE PURPOSE RESIDENTIAL, MIXED USE BUILDING:

Clarify the intention of these three different definitions. Since up to 50% of single purpose residential can be commercial then the name isn’t appropriate. If the intent is to be single purpose then why allow so much commercial?

SIDE YARD

Clarify that this is the actual area that exists between the principle building and the lot line.

Make the following revisions:

STRUCTURE

Anything constructed or erected, that requires location on the ground, or attached to something having a location on the ground, including but not limited to buildings, signs, billboards and poster panels, but excluding ~~customary~~ fences and ~~boundary or~~ retaining walls.

Clarify what “On the ground” means?

Make the following revisions:

STRUCTURAL ALTERATIONS

Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders; ~~excepting such alterations as may be required for the safety to the building.~~

Suggest staff check with Kirk. Add the reason for the exception in the nonconforming part or other areas as needed.

Make the following revisions:

TRAIL

A path designed primarily for non-motorized transportation.

USE OF OPEN LANDS

Change to “open air uses”.

Add Vertical Mixed Use [suggestion from 3/17/09 meeting] Definition pending

WALL ELEMENT

Any individual wall or continuous element on a continuous plane of a building on a single plane. Wall elements adjacent to grade must be measured from the lower existing grade to the underside of the eave or top of coping of a flat roof. Wall element not adjacent to grade are measured from the lowest point at which the wall element intersects any part of the adjacent building element to the underside of the eave or top of coping of a flat roof. A gable end above the eave is excluded from the wall element measurement.

Have definition refer to the Hillside Ordinance – Suggest using “continuous element on a continuous plane”.

YARD

The actual (as opposed to “required”) open space on a zoning lot that is unoccupied and unobstructed from its lowest level to the sky. See also “setback.”

Modify the definition to address building elements that can extend and other uses allowed, i.e. accessory structures.

Add Split Zone [suggestion from 3/17/09 meeting] Definition pending