

## Discussion of Possible Changes to the Town Code For Referral to Planning and Zoning

### I. Building Permit Renewals

#### Issue: Conflicting Sections of the Code

##### § 71-3 Building permits.

###### G.

Building permits shall be valid for one year from date of issue, and **may be renewed one time for one additional year** for a fee of \$50, provided renewal is applied for prior to expiration date, except in extraordinary circumstances, an additional renewal may be allowed subject to Commissioners approval.

##### § 185-80 Building permits; fee.

###### C.

Building permits shall be valid for one year from date of issue, and **may be renewed on each anniversary date thereafter** for the fee of \$50. Failure to renew shall void the permit.

### Possible Changes for Consideration

- Allow only one renewal
- Delete Commissioners' review in extraordinary circumstances
- For any permits not renewed or otherwise voided, fee to reapply for permit based on construction cost to complete the remainder of the project

### II. Board of Adjustment Approvals

#### Issue: Expiration of Special Exceptions or Variances

##### § 185-70 Lapse of special exception or variance.

After the Board of Adjustment has approved a special exception or granted a variance, **the special exception or variance so approved or granted shall lapse after the expiration of one year unless construction is completed or the use has taken place in accordance with the plans for which such special exception or variance was granted, or** if the Board of Adjustment does not specify some longer period than one year for good cause shown, and the provisions of these regulations shall thereafter govern.

### **Possible Changes for Consideration**

- For any project involving construction, require that a building permit be obtained within the one year period to prevent lapse of the special exception or variance
- If building permit is obtained, then timeframe for project completion would be governed by the rules for building permits and renewals
- Special exception or variance for a use that does not involve construction would still lapse after one year

### **III. Driveway Entrances**

#### **Issue: Lacks Clarity for Larger Lots and Corner Lots**

##### **§ 185-87 Streets and rights-of-way.**

##### **H.**

##### **Driveways.**

##### **(1)**

Driveway entrances may be constructed no closer than 50 feet to any intersection.

##### **(2)**

The maximum width of any driveway entrance shall be 20 feet.

##### **(3)**

Sites with a frontage of 50 feet or less shall have no more than one twenty-foot-wide driveway entrance, or two ten-foot-wide driveway entrances with a minimum of 20 feet of unencumbered space between such entrances to provide for public parking. In no case shall a site have more than two driveway entrances on any street.

### **Possible Changes for Consideration**

- Allow maximum of two driveways on any lot – two driveways, each 10 feet, or one driveway of 20 feet
- Corner lots may have one driveway of 10 feet on each street