

FUTURE CODE REVISION CONSIDERATIONS

185-35. Off-street parking requirements.

- A. (1) Residential parking requirements. Every dwelling unit in a residential structure, whether a detached single-family detached dwelling or one of several dwelling units in a multifamily residential or mixed-use structure, in each zoning district shall require a minimum number of off-street parking spaces equal to the sum of two spaces allocated for the first ~~three~~ **four** bedrooms plus one additional space ~~per~~ **each** additional **two** bedrooms.

This corresponds to Table 2 Zoning “Residential parking requirements

ADDRESSED BY TOWN COMMISSIONERS AND PLANNING COMMISSION ON January 19, 2022

Table 2 Under Zoning District

~~Maximum~~ **Minimum** floor area per dwelling unit (multiunit structure) 1,200 square feet of living area (including covered decks in the floor area calculation, but not including the floor area of open decks and adjacent storage areas)

NR DISTRICT ADDRESSED THIS LAST YEAR

§ 185-59

Damage or destruction of nonconforming use or building.

[Amended 1-11-2014 by Ord. No. 710]

If a nonconforming building is damaged by fire, storm, infestation, or other peril not caused intentionally by the property owner, it may be repaired or reconstructed to essentially the same configuration as existed prior to the damage, provided that application for all required building permits be made within one year and six months of the date of the damage. If a different configuration or an expansion of the original building is proposed, it must conform to all applicable regulations, including all applicable setbacks, height and elevation requirements.

A.

Except that in the process of repairing or reconstructing **a non-residential or** residential-use structure located in a flood-prone area (e.g., a FEMA-designated VE, AE, or AO flood zone) that does not conform to the required setbacks in any respect and does not meet Town building-elevation standards and has suffered substantial damage, said structure shall be elevated to the relevant minimum building-elevation requirement as per § 185-60B of this chapter.

This was omitted originally and would include commercial buildings. This was challenged when Ed’s Chicken burnt down and the property owner did not want to rebuild meeting the FEMA requirements.

§ 185-80 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. (NOTE: This section deals with flood zone properties) This was originally interpreted to be a one time renewal.

§71-3 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.

[Added 7-15-1988 by Ord. No. 121; amended 9-12-1992 by Ord. No. 245]

185-80 C and 71-3 G. need to be reconciled

Other things to consider:

No Swimming pools in front yard in NR district

§ 185-75. Procedures for approval of site plan.

Site plan review and approval from the Town Commissioners shall be required for the development of two dwelling units or any mixed-use structure.

- A. Where the provisions of this chapter require the submittal of site plans, the following schedule of procedure shall apply: A submission for subdivision or land development approval shall be considered a duly filled application only when all required information, including plans, studies, forms, permits, completed application, and fees, is submitted to the Town Commissioners. The Town shall have ~~five~~ (20 days due to 5 days not sufficient for a reasonable view) working days from the date of the submission to check the submission to determine if, on face value, it is in proper form and contain the required information. If complete, the date of the submission shall be considered the date the application was duly filed. If the submission is found to be incomplete or defective, a statement of rejection itemizing the deficiencies will be mailed to the applicant within five working days and the submission will be returned. Acceptance for filing shall not constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision made under this section to the Town Commissioners. Submissions for approval of a subdivision or land development plan shall be submitted to the Town Building Code Official during normal working hours. The Town Building Code Official, upon completion of his acceptability review, will then send copies of the submission to the Town Planner and Town Commissioners for review.