

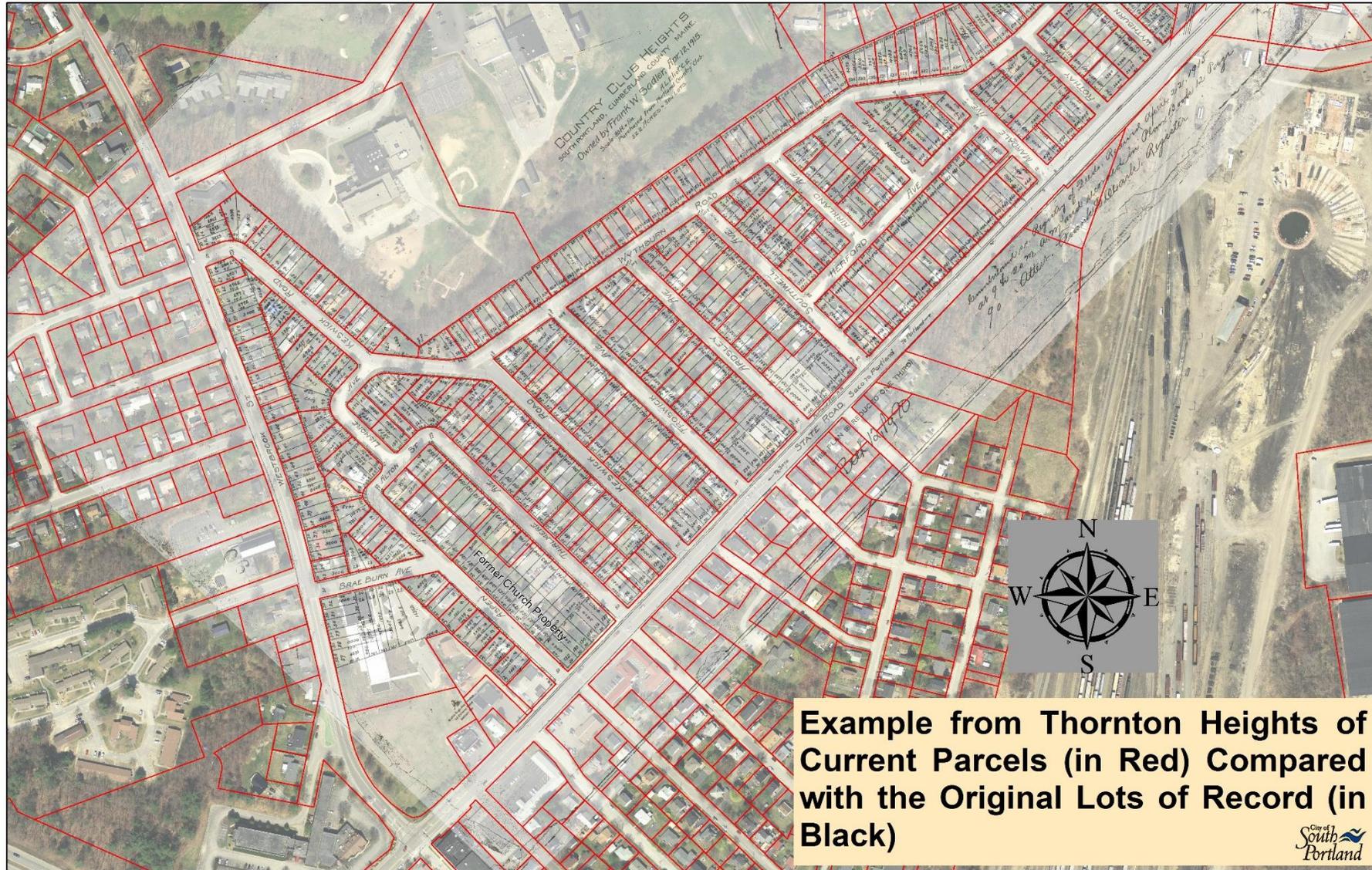
Recommended Amendments to the Zoning Ordinance Relative to Lot Size and Nonconforming Lots of Record

City Council Workshop

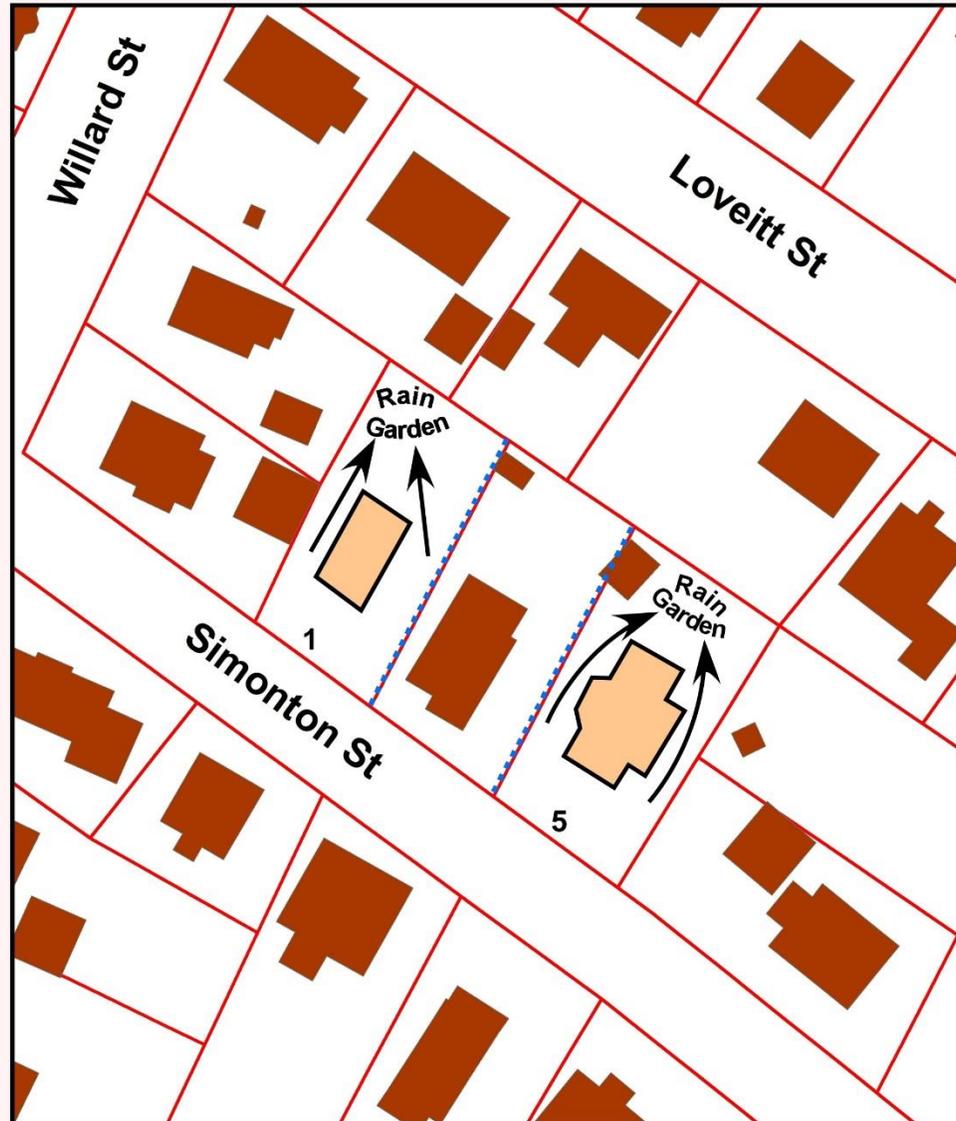
September 26, 2016

Nonconforming Lot of Record Examples

Original Thornton Heights Subdivision



Simonton: Two Lots Abutting Improved Lot



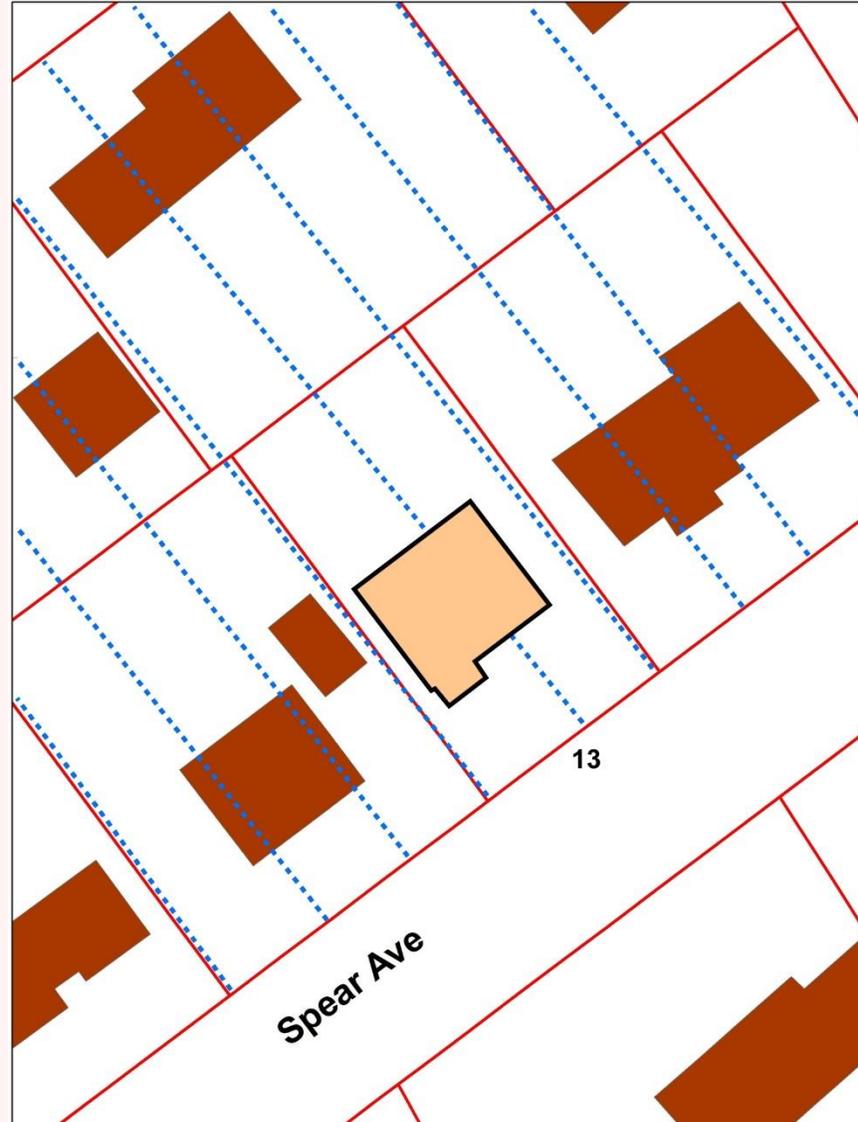
Simonton Street View



© 2016 Google
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Google Earth

Spear Ave: Two 25' Lots Combined

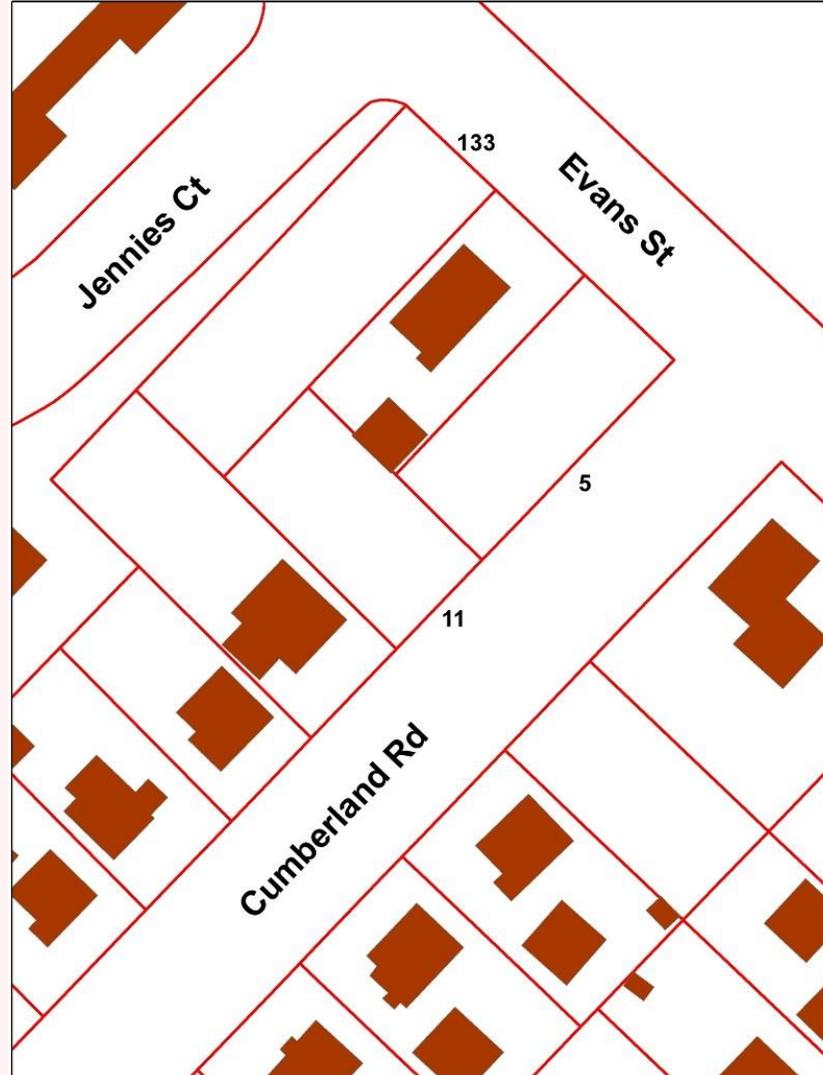


Spear Street View



Google Earth

Evans & Cumberland: Three Lots Abutting an Improved Lot



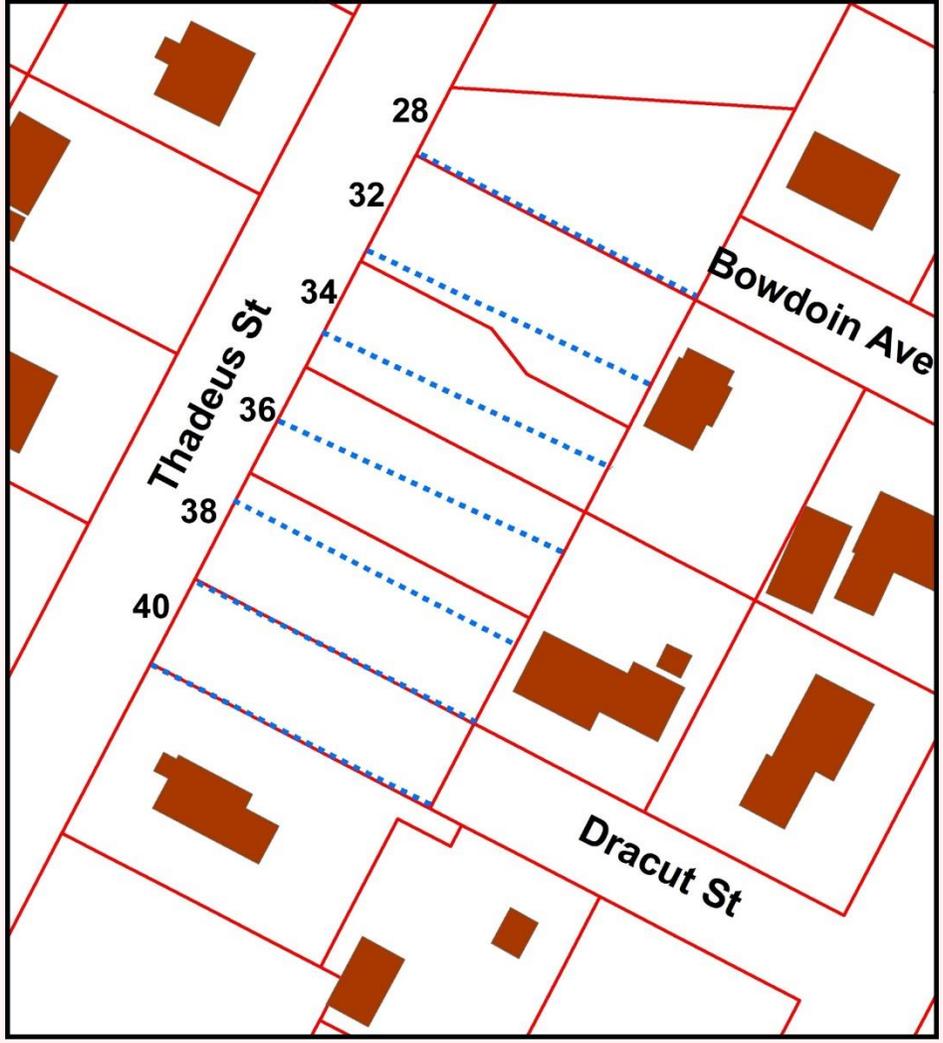
11 & 5 Cumberland Street View



133 Evans Street View



Thadeus Street: Moving Lot Lines

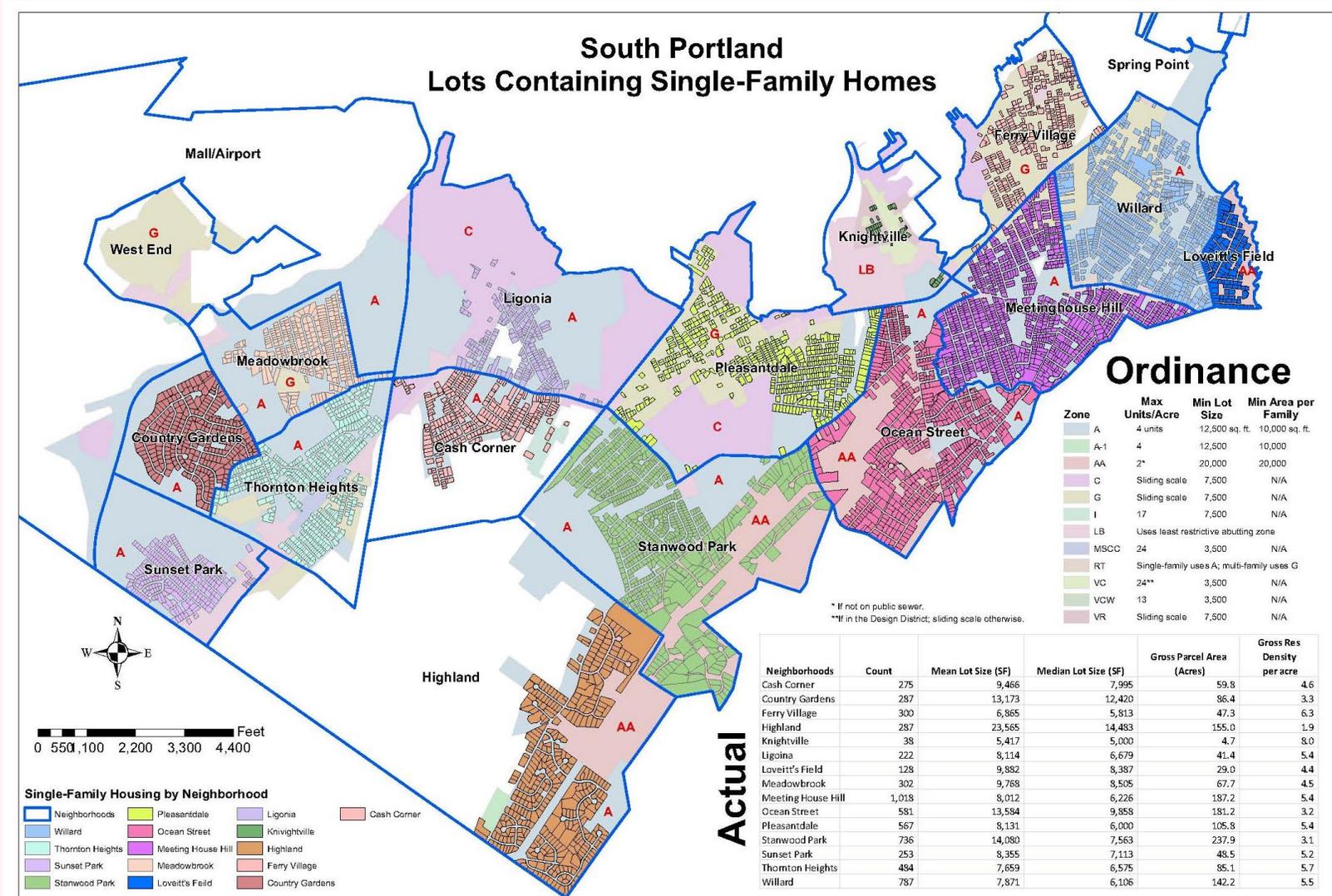


Thadeus Street

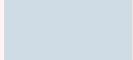
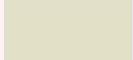
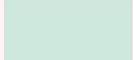


Proposed Minimum Lot Size Amendments

Lots Containing Single-Family Homes



Ordinance

Zone	Max Units/Acre	Min Lot Size	Min Area per Family
 A	4 units	12,500 sq. ft.	10,000 sq. ft.
 A-1	4	12,500	10,000
 AA	2*	20,000	20,000
 C	Sliding scale	7,500	N/A
 G	Sliding scale	7,500	N/A
 I	17	7,500	N/A
 LB	Uses least restrictive abutting zone		
 MSCC	24	3,500	N/A
 RT	Single-family uses A; multi-family uses G		
 VC	24**	3,500	N/A
 VCW	13	3,500	N/A
 VR	Sliding scale	7,500	N/A

Actual

Neighborhoods	Count	Mean Lot Size (SF)	Median Lot Size (SF)	Gross Parcel Area (Acres)	Gross Res Density per acre
Cash Corner	275	9,466	7,995	59.8	4.6
Country Gardens	287	13,173	12,420	86.4	3.3
Ferry Village	300	6,865	5,813	47.3	6.3
Highland	287	23,565	14,483	155.0	1.9
Knightville	38	5,417	5,000	4.7	8.0
Ligoina	222	8,114	6,679	41.4	5.4
Loveitt's Field	128	9,882	8,387	29.0	4.4
Meadowbrook	302	9,768	8,505	67.7	4.5
Meeting House Hi	1,018	8,012	6,226	187.2	5.4
Ocean Street	581	13,584	9,858	181.2	3.2
Pleasantdale	567	8,131	6,000	105.8	5.4
Stanwood Park	736	14,080	7,563	237.9	3.1
Sunset Park	253	8,355	7,113	48.5	5.2
Thornton Heights	484	7,659	6,575	85.1	5.7
Willard	787	7,871	6,106	142.2	5.5

Median Lot Sizes by Neighborhood and Zone

Neighborhood	Res A Zone Median Lot Size	Res AA Zone Median Lot Size	All Zones Median Lot Size for Lots with SF Homes
Sunset Park	7,086.9	N/A	
Country Gardens	12,420.2	N/A	
Meadowbrook	8,505.9	N/A	
Thornton Heights	6,807.5	N/A	
Ligonیا	6,700.0	N/A	
Cash Corner	7,990.3	N/A	
Highland	13,418.4	20,943.1	
Stanwood Park	6,913.4	24,641.7	
Pleasantdale	5,999.9	N/A	
Knightville	7,588.7	N/A	
Ocean Street	7,882.7	13,568.0	
Meetinghouse Hill	6,160.7	N/A	
Willard	6,007.2	N/A	
Loveitt's Field	N/A	8,386.5	
Overall Res A Zone Median Lot Size	7,359.9		
Overall Res AA Zone Median Lot Size		16,580.5	
Overall Median Lot Size for All Lots with SF Homes			7,499.98

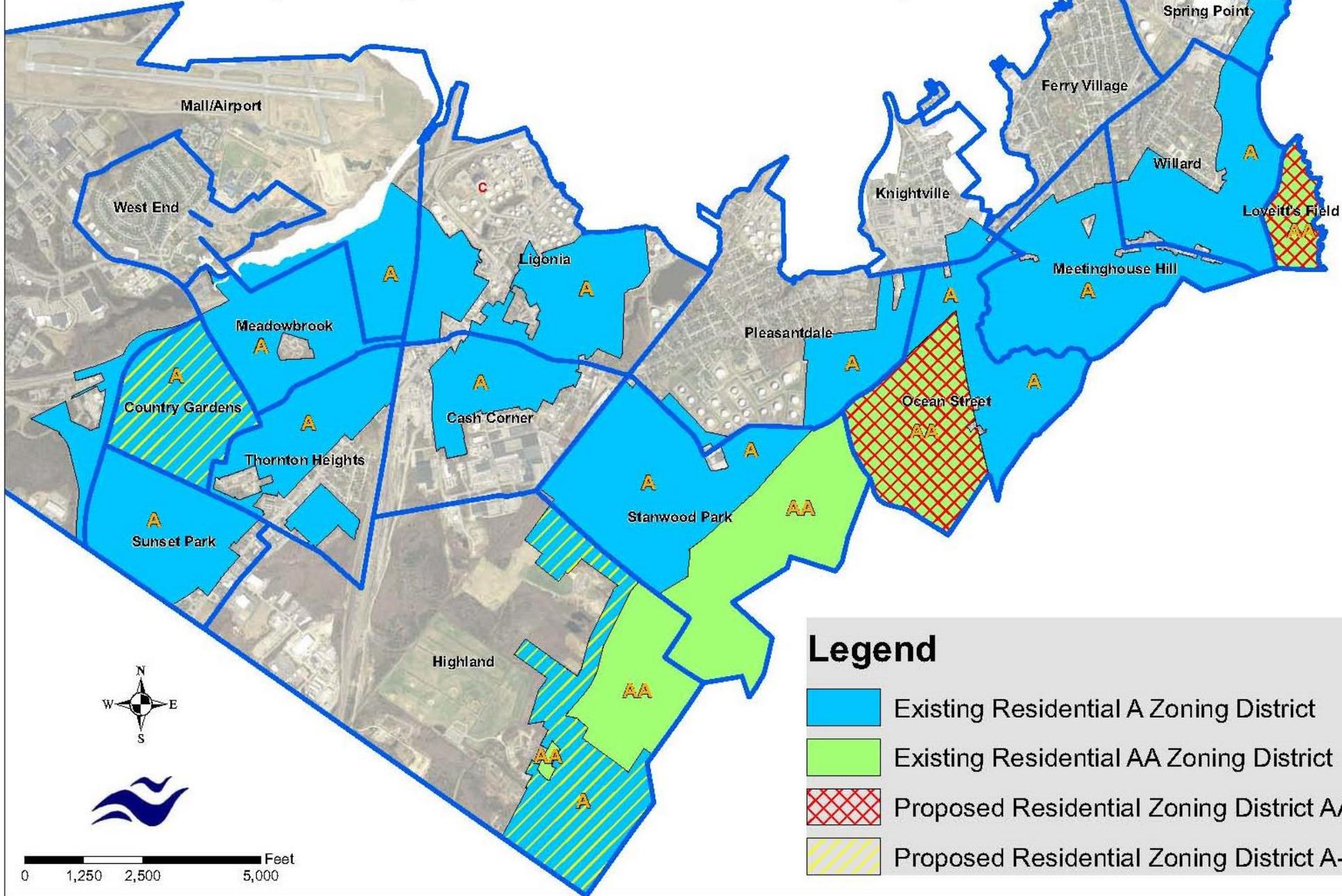
Proposed Residential A Minimum Lot Sizes

Residential A Zone					
Neighborhoods with Residential A Zoning	Existing Median Lot Size (sf)	Proposed Minimum Lot Size	Proposed Maximum Net Residential Density	Proposed Minimum Area per Family	Zoning District
			(Exclusively for new subdivisions)	(Exclusively for new subdivisions)	
	Overall = 7,359.9 sf	Current = 12,500 sf	Current = 4 units per acre	Current = 10,000 sf per family	
Pleasantdale	5,999.9	7,500 sf	4 units / acre	10,000 sf / family	Continues as the Residential A zoning district the same as currently shown on the Zoning Map and with the same standards except for the minimum lot size as shown here.
Willard	6,007.2				
Meetinghouse Hill	6,160.7				
Ligonیا	6,700.0				
Thornton Heights	6,807.5				
Stanwood Park	6,913.4				
Sunset Park	7,086.9				
Knightville	7,588.7				
Ocean Street	7,882.7				
Cash Corner	7,990.3				
Meadowbrook	8,505.9				
Country Gardens	12,420.2	12,500 sf	4 units / acre	10,000 sf / family	Changes to a new zoning district -- Residential A-2 -- but keeps all its current standards, including the current minimum lot size.
Highland	13,418.4				

Proposed Residential AA Minimum Lot Sizes

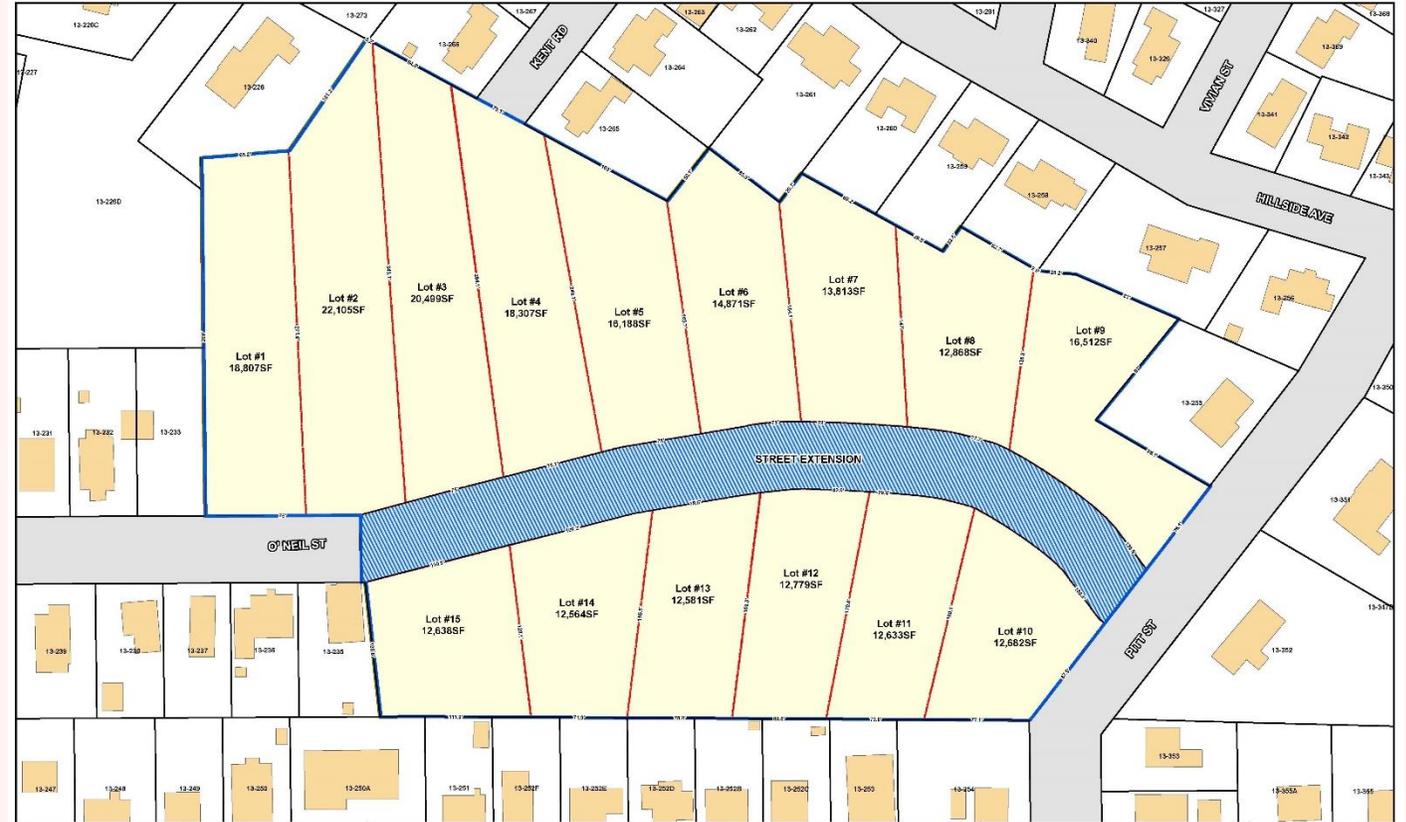
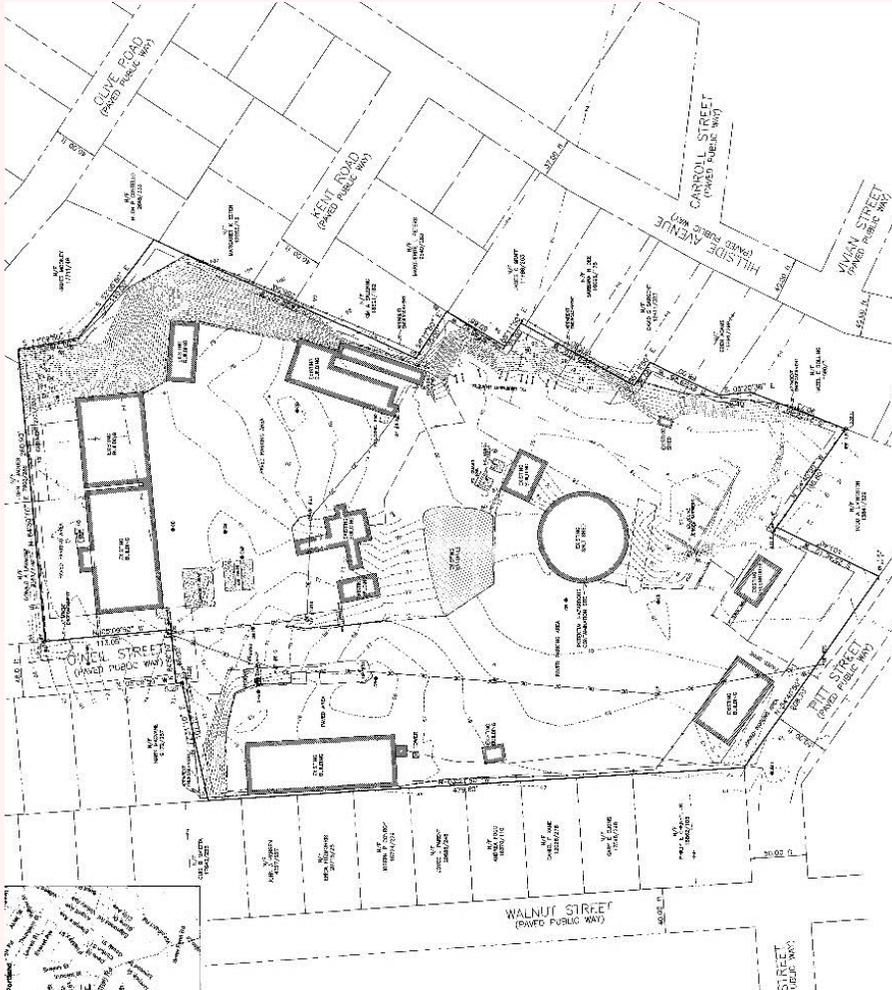
Residential AA Zone					
Neighborhoods with Residential AA Zoning	Existing Median Lot Size (sf)	Proposed Minimum Lot Size	Proposed Maximum Net Residential Density	Proposed Minimum Area per Family	Zoning District
			(Exclusively for new subdivisions)	(Exclusively for new subdivisions)	
	Overall = 16,580 sf	Current = 20,000 sf	Current = 2 units per acre (if not on public sewer)	Current = 20,000 sf per family	
Loveitt's Field	8,386.5	12,500 sf	2 units per acre (if not on public sewer)	20,000 sf per family	Changes to a new zoning district – AA-1 – with the only change being to the minimum lot size.
Ocean Street	13,568.0				
Highland	20,943.1	20,000 sf	2 units per acre (if not on public sewer)	20,000 sf per family	Continues as the Residential AA zoning district with no changes.
Stanwood Park	24,641.7				

Existing and Proposed Residential A and AA Zoning Districts



Proposed Amendments for Nonconforming Lots of Record

No Change in Max. Net Residential Density



Make Explicit Density Does Not Apply to Nonconforming Lots of Record

NET RESIDENTIAL AREA CALCULATIONS

TOTAL AREA OF PARCEL =	3.39Ac
AREA OF WETLANDS=	1.77 Ac
AREA OF SLOPE (0.75)=	0.36 Ac
<hr/>	
NET RESIDENTIAL AREA=	1.26 Ac
# OF UNITS ALLOWED @ 4 UNITS/RESIDENTIAL=	5.04

All Nonconforming Lot Applications Have a Planning Board Hearing



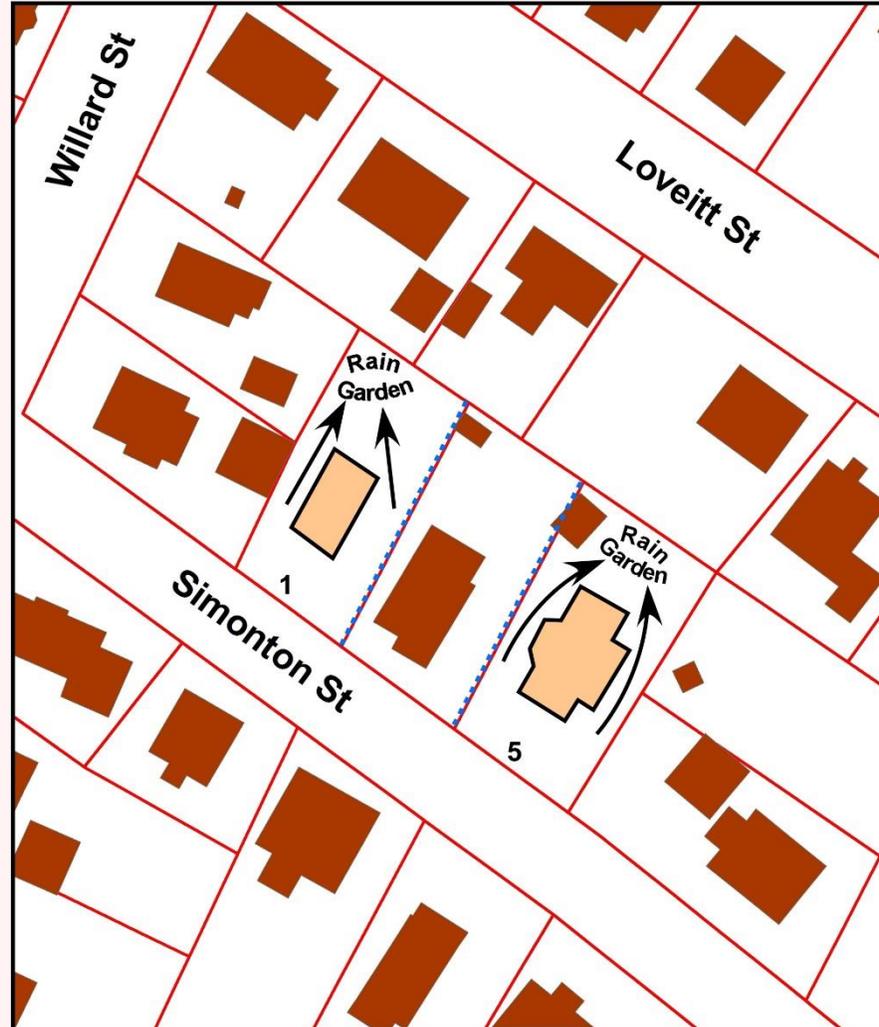
Planning Board Review Already Includes Neighborhood Compatibility Standards

- Stormwater runoff (applies to all single-family permit applications).
- Relation to street.
- Building width.
- Roof style and orientation.
- Building height and style (maximum 28 feet).
- Front façade.
- Exterior materials.
- 25% landscaped open space.

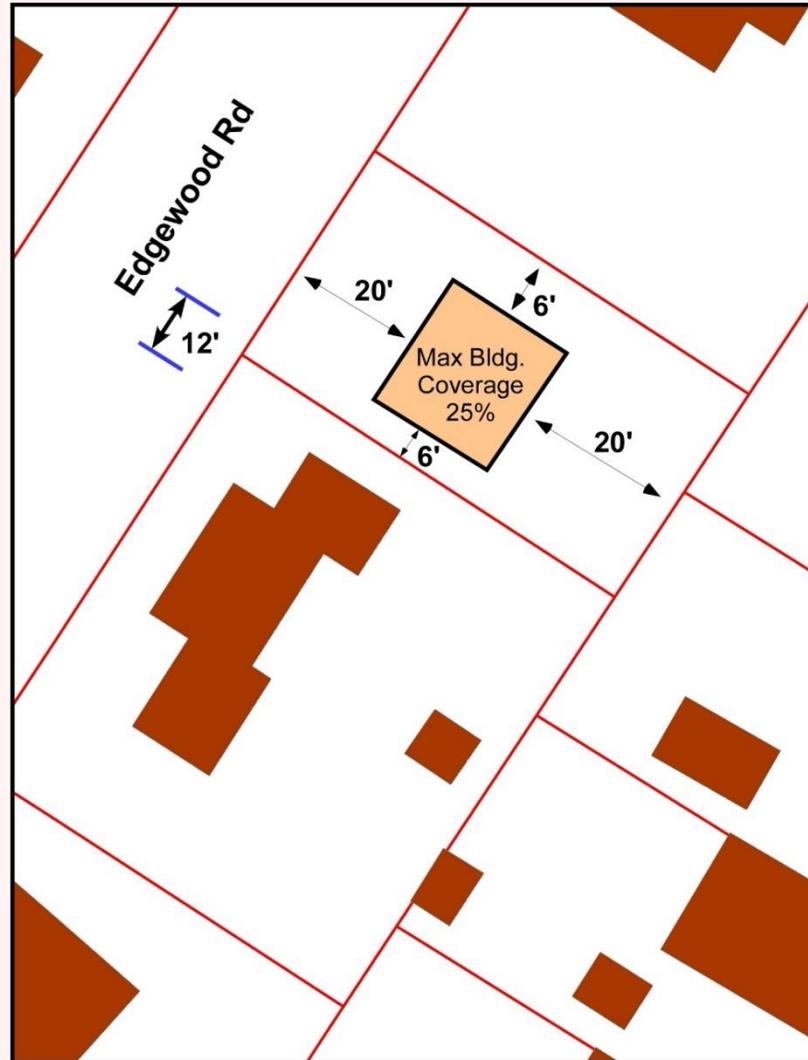
Proposed Amendment: Prohibit Basements in Combined Sewer Areas



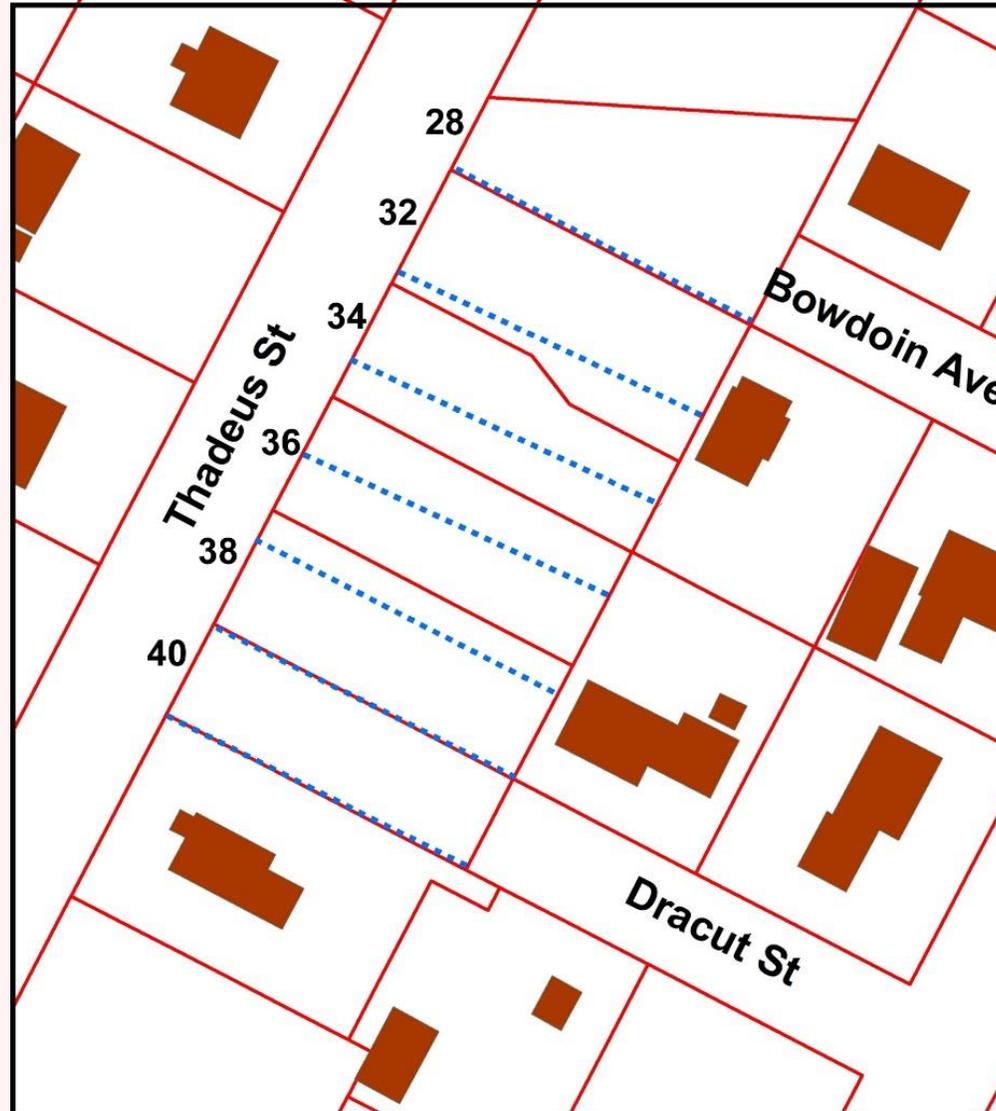
Proposed Amendment: Planning Board Can Consider Abutting Developed Lot in the Same Ownership



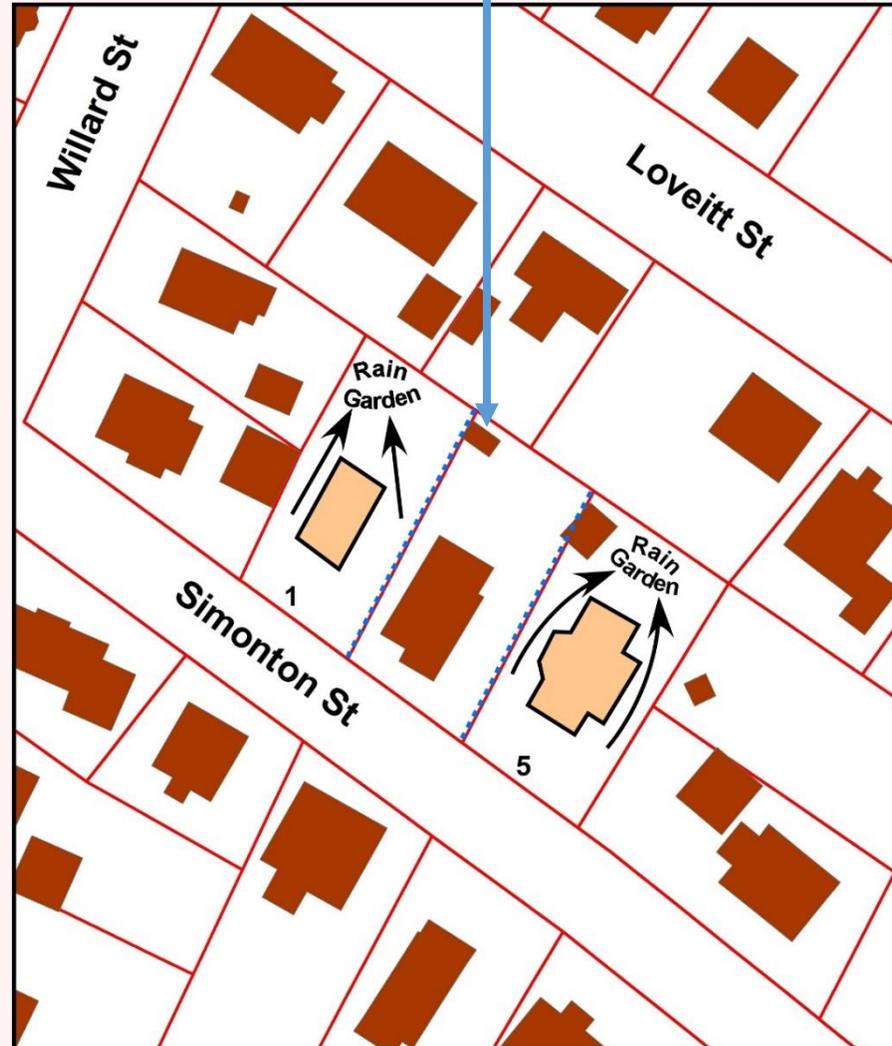
Proposed Amendment: Require Min. 12' Between Buildings (including accessory ones)



Proposed Amendment: Prohibit Moving Lot Lines



Proposed Amendment: Prohibit Building and Parking Easements



Total List of Requirements Nonconforming Lot Applications Would Have to Meet

- Planning Board review in all cases.
- Neighborhood compatibility standards.
- No basements in combined sewer areas.
- Minimum 12' separation from all buildings on abutting lots.
- No moving lot lines.
- No building or parking easements.
- Can only be used for a single-family detached dwelling.
- Maximum 28' height limit.

Total List of Requirements Nonconforming Lot Applications Will Have to Meet (cont.)

- Maximum building coverage of 25% of the lot.
- Must conform with the space & bulk regs of the zoning district except for minimum lot area, minimum street frontage, **maximum net residential density, and minimum area per family.**
- Must be connected to public sewer.
- Must include a stormwater runoff drainage plan approved by the City's engineer.
- Must comply with Shoreland Zoning if applicable.
- Must comply with Flood Hazard regulations, if applicable.

The Proposed Amendments Will:

- Make lot sizes more rational.
- Reduce the number of homes built on nonconforming lots.
- Ensure neighborhood concerns are heard and considered.
- Reduce stormwater problems.
- Increase neighborhood compatibility.

Suggested Schedule

- 10/24/16 City Council Workshop to review proposed amendments
- Public notice
- 11/15/16 Planning Board Public Hearing
- 11/21/16 Follow-up City Council Workshop
- 12/7?/16 City Council First Reading
- 12/19/16 City Council Second Reading
- 01/09/16 Amendments become effective

Public Notice

- Either:
 - Newspaper ads
 - Community newsletter
 - Neighborhood association announcements
 - City Council announcements
- Or:
 - Those, plus individual mailed notice to approximately 8,000 property owners.

Thank you!