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ADOPTED
ZONE TEXT ADDITION TO CREATE SECTION 5.3.

Section 5.3.16 Redevelopment and/or Adaptation of an Existing Building

For the redevelopment and/or the adaptation of an existing building for residential use in a CA, LB or LBB District only, where said building has been in existence for a minimum of 25 years and where the existing footprint of the building will not change, the foregoing provisions of Section 5.3 shall not apply to yard setbacks, exterior building heights, building coverages and lot area but shall revert to provisions of the underlying zone in which the building is situated but in no event shall these regulations preclude preexisting conditions as to all coverages and yard setbacks. The provisions set forth in Section 5.3.3 first paragraph as to coverage and the second paragraph as to density only shall not apply and the minimum lot area shall be 20,000 square feet and the permitted density for living units shall be not less than 1,500 square feet of lot area per living unit.

Interior height limitations shall not apply to one-third (1/3) of the residential units so long as the interior heights of the units comply with the State building code in effect at the time the applications are made to the Zoning Commission. The recreational requirements of Section 5.3.14 shall not apply.

Parking requirements of Section 12.5.2 shall apply.

All applications under this Section shall be reviewed on an individual basis. The Zoning Commission shall give full consideration to the character of existing land uses and zoning districts in the vicinity of this proposed use to assure the feasibility of providing a quality residential environment.