

ARTICLE FIFTEEN

To see if the Town will vote to amend the Town of Salisbury Zoning Bylaw, Chapter 300, §300-5 (Definitions), by adding the following new definitions and amending the following existing definitions by deleting the text shown in strikethrough as follows, or take any other action relative thereto:

New Definitions to be Added

Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, a variance, a Special Permit or an administrative appeal.

As of right. Development that may proceed under the Zoning Bylaw without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

Building coverage. The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.

Habitable Space. An area of any structure that is legally accessible and intended for human occupancy for residential or commercial uses. Mechanical rooms, parking areas, storage areas and other passive accommodations shall not constitute habitable space.

Mixed-Use Development. Development containing a mix of residential uses and non-residential uses, including commercial, that are allowed in the applicable district. For a mixed-use development in an overlay district, the non-residential use must be allowed, as of right or by special permit, in the underlying zoning district and shall be similarly allowed as of right or by special permit in the overlay district.

Parking, surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

Story. That portion of a building, other than a cellar or a basement, that is included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Sub-district. An area within a zoning district that is geographically smaller than the district and differentiated from the rest of the district by use, dimensional standards, or development standards;

Existing Definitions to be Amended:

Commented [RS1]: Requires a planning board recommendation

Height. The vertical distance from the mean grade (i.e. the average of four grades taken at the midpoint of the front, back and each of two side walls of the building from the adjacent ground to the highest point of the structure) ~~not to exceed 35 feet~~. Grade measurements are to be taken from existing, undisturbed topography.

Mixed Residential Development. A planned development that includes two or more residential uses and protected open space, and provides for the construction of detached dwellings ~~on Lafayette Main, Subdistrict B~~; or to take any other action relative thereto.

ON PETITION OF THE TOWN MANAGER