

ARTICLE 13

ZONING BYLAW AMENDMENT/GROSS FLOOR AREA DEFINITION

To see if the Town will vote to amend the Zoning Bylaw, in Article 2, by changing the definition of *Gross Floor Area* in the following respects:

By adding the words “and cellars” after the word “basements” in the first paragraph, and

By deleting in subparagraph b. the words “three inches” and the words “except as excluded in 4. below”; and

By deleting subparagraph d.; and

By re-lettering subparagraph e. as d. and striking out therein the words “all weather habitable” and inserting in place thereof the word “enclosed”; and

By re-lettering subparagraph f. as e., and changing (1) to (3);

By striking out the balance of said definition and inserting in place thereof the following:

The following exceptions apply to one, two, and three-family houses and duplexes:

1. *open or lattice-enclosed fire escapes.*
2. *open porches and balconies.*

In addition to the foregoing exceptions 1 and 2, the following exceptions apply to all other structures:

3. *areas used for or off-street loading purposes;*
4. *that part of basements and cellars devoted exclusively to mechanical uses accessory to the operation of the building;*
5. *attic space and other areas for elevator machinery or mechanical equipment accessory to the operation of the building.*

So that said section shall read as follows:

Gross Floor Area:

The sum of the gross horizontal areas of all the floors of a principal building and its accessory building or buildings on the same lot, including basements and cellars, as measured from the exterior faces of the exterior walls, or centerlines of walls separating two (2) buildings, including:

- a. elevator shafts and stairwells on each floor,
- b. that part of attic space with headroom, measured from subfloor to the bottom of the roof joists, of seven feet or more;

- c. interior mezzanines, and penthouses;
- d. enclosed porches and balconies; and
- e. parking garages;

The following exceptions apply to one, two, and three-family houses and duplexes:

- 1. open or lattice-enclosed fire escapes.
- 2. open porches and balconies.

In addition to the foregoing items 1 and 2, the following exceptions apply to all other structures:

- 3. areas used for off-street loading purposes;
- 4. that part of basements and cellars devoted exclusively to mechanical uses accessory to the operation of the building;
- 5. attic space and other areas for elevator machinery or mechanical equipment accessory to the operation of the building.

or take any action related thereto.

(Inserted at the request of Wynelle Evans and ten registered voters)