

Land Development and Subdivision Regulations

200-44.F. Streets in major developments or subdivisions shall have a right-of-way width between property lines of no less than forty (40) feet, and a paved surface of no less than twenty-six (26) feet. Twenty-two (22) feet minimum is proposed.

200-44.H. A center-line curve having a minimum radius of one hundred twenty-five (125) feet shall be required where a deflection angle of ten degrees (10°) or more occurs in the center line of a street. Centerline radii of 36 feet proposed around Red Maple Road loop.

200-44.K. Intersecting street lines shall be rounded by an arc having a radius of not less than fifteen (15) feet at the property line, and twenty-five (25) feet at the edge of the paved surface. Existing right-of-way has no radii.

200-47.B. In general, lots shall not extend through a block to another existing or proposed street. Lot 1 is a through-lot and is surrounded on all sides by proposed streets.

200-52.B. Granite curbing is required. Alternative curbing, such as bituminous Cape Cod and concrete, are proposed.

200-52.J(1). Sanitary sewer shall be placed generally along the centerline of the street. Sewer offsets are proposed.

Zoning Ordinance

185-8. Multi-family housing is not permitted in R-25 zone.

185-17. Minimum lot area is 25,000 square feet. Lots 4 and 5 do not provide the minimum lot area.

185-17. Minimum lot frontage is 140 feet. Twenty (20) feet of frontage is provided for Lot 3, an open space lot that will be designated for public use.

185-17. Minimum depth front yard is thirty (30) feet. Lot 1 minimum front yard is nine (9) feet, Lot 2 minimum front yard is ten (10) feet, Lot 3 front yard is six (6) feet, and Lot 5 front yard is seventeen (17) feet (existing).

185-17. Maximum building lot coverage is 20%. Lot 1 building lot coverage is proposed at 22%.

185-17. Minimum setback of accessory structure is fourteen (14) feet. Lot 2 accessory structure is set back ten (10) feet.

185-13. Multi-family laundry facility is not a permitted accessory use. Laundry proposed on Lot 2.

185-79.A(3) and (4). Parking must be placed at the side or rear of the lot and is prohibited from the front yard. Unit numbers 1 & 11 have parking within front yard areas.

185-95.A. Minimum "house lot" areas may be reduced by 25% from 25,000 square feet to 18,750 square feet. The maximum density allowed under this ordinance is one (1) unit on Lot 1 (4 units proposed), 3 units on Lot 2 (14 units proposed), and 3 units on Lot 3 (22 units proposed). The reduced lot sizes denoted in the ordinance do not reflect reductions of 25% from the minimum lot areas of the underlying zones.

185-95.B. Minimum yard requirements may be reduced by 20%. The minimum front yard requirement of 30 feet may be reduced by 20% to 24 feet. Lot 1 minimum front yard is nine (9) feet, Lot 2 minimum front yard is ten (10) feet, Lot 3 front yard is six (6) feet, and Lot 5 front yard is seventeen (17) feet (existing).

185-174.A. Construction is not permitted within 100 feet of a wetland except by Special Permit. Land disturbances will occur within 100 feet of a wetland to construct a sewer connection, restore wetland buffers, and provide public access to the coast.