

ARTICLE XX

**AMEND ZONING BY-LAW
RESIDENTIAL GROSS FLOOR AREA**

To see if the Town will vote to amend the Zoning Bylaw to limit the gross floor area of one-family and two-family dwellings, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would limit the size of new houses or additions in relation to their lot size.

MOTION

(new) 4.4 RESIDENTIAL GROSS FLOOR AREA. The total gross floor area of all buildings on a lot containing a one-family or two-family dwelling may not exceed the amount listed in the table below based on the area of the lot.

TABLE X MAXIMUM ALLOWABLE RESIDENTIAL GROSS FLOOR AREA

Lot Area (in square feet)	Max. Gross Floor Area (RPC Proposal)	Max. Gross Floor Area (Alternative Proposal)
0 – 5,000	0.72 * Area	1.15 * Area
5,000 – 7,500	3,600 + 0.32 * (Area – 5,000)	5,750 + 0.55 * (Area – 5,000)
7,500 – 10,000	4,000 + 0.32 * (Area – 7,500)	7,125 + 0.23 * (Area – 7,500)
10,000 – 15,000	5,200 + 0.25 * (Area – 10,000)	7,700 + 0.20 * (Area – 10,000)
15,000 – 30,000	6,450 + 0.20 * (Area – 15,000)	8,700 + 0.16 * (Area – 15,000)
More than 30,000	9,450 + 0.315 * (Area – 30,000)	11,100 + 0.16 * (Area – 30,000)

In Table 2 in § 135-4.4, change the label for the seventh line from “Maximum Floor Area Ratio (FAR)” to “Maximum Nonresidential Floor Area Ratio.”

(old) 6.9.6 Gross Floor Area Standards.

1. Site sensitive developments. Gross floor area of the dwellings in a SSD is not regulated.
2. Balanced housing developments. The total gross floor area (GFA) of all structures in a BHD shall be less than the number of lots shown on the proof plan multiplied by 7,200 square feet.
3. Public benefit developments. The total gross floor area (GFA) of all structures in a PBD shall be less than the number of lots shown on the proof plan multiplied by 8,640 square feet.

(new) 6.9.6 Gross Floor Area Standards.

1. Site sensitive developments. The gross floor area limit in a SSD applies to the development as a whole and is calculated by summing, for each of the lots in the proof

plan, the gross floor area that would be permitted on that lot under section 4.4 of this bylaw.

2. Balanced housing developments. The gross floor area limit in a BHD is calculated in the same manner as that of a SSD.

3. Public benefit developments. The gross floor area limit in a PBD is calculated in the same manner as that of a SSD and increased by 20%, i.e. multiplied by 1.20.