

Proposed Amendment B

5.11 Table of Use Regulations

PRINCIPAL USES	DISTRICTS								Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	BD	
A. RESIDENTIAL									
1. Single Family	P	P	P	-	-	-	-	-	
2. Duplex or Two Family	P	P	-	-	-	-	-	-	Section 7.05
3. Multi Family	S	S	-	-	-	-	-	-	Section 7.05
4. 2 Housing for the Elderly	P	P	P	-	-	-	P	-	Section 7.05
5. 3 Manufactured Housing Park	C	-	-	-	-	-	-	-	Section 7.03
6. 4 Manufactured Housing Subdivision	P	-	-	-	-	-	-	-	Section 7.03
7. 5 Boarding or Rooming House	S	S	S	-	-	-	-	-	
8. 6 Open Space Residential Development	P	P	P	-	-	-	-	-	Section 7.02

~~7.05 Elderly, Duplex, and Multi Family Dwellings~~

~~7.05.A Housing for the Elderly~~

~~7.05.B Duplex and multifamily dwellings in the "RU" and "R" Districts~~

- ~~1. The building height shall not exceed two (2) stories and~~
- ~~2. The minimum required acreage shall be two (2) acres of buildable land for the first dwelling unit, plus one half (½) acre of buildable land for each additional dwelling unit. Minimum lot size shall be calculated based on the total number of units allowed for the entire site, not calculated for individual buildings. Multiple duplexes and/or multi family structures are permitted on a single parcel. Not more than five (5) multi family dwelling units are permitted in a structure. A Reasonable Exception for multi family structures containing more than five (5) units may be approved by Conditional Use Permit.~~

~~In addition to the criteria in Article 12.05, the applicant for a CUP for a Reasonable Exception must demonstrate that the structures proposed [with more than five (5) units] have advantages over structures with fewer units in terms of impacts to natural resources, public safety, and / or municipal finances, and that the larger units are appropriately screened from abutting parcels and public streets.~~

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~~7.05. C. Special Provisions Applicable to Housing for the Elderly and multifamily dwellings in all Districts~~

4.5 Standby emergency electricity generators shall be provided for all developments of Housing for the Elderly and specified multifamily dwellings. These provisions shall apply to all new developments and to renovations equal to or greater than 50% of structure value, that add elevator or chair lift, or that provide for health and life sustaining appliances. Generators shall provide electricity throughout periods of power outages and shall have sufficient fuel available for two days of continuous operation. The generators shall provide sufficient supply of electricity to operate emergency lighting, water supply system, elevators, (wheel) chair lifts, and heating systems throughout the development, and operate appliances needed to sustain life and health in individual dwelling units. The electrical system shall be constructed to deliver the required electricity throughout the development. The owner or home owners' association shall submit provisions for maintenance of generation systems, including provisions for refueling during extended power outages.

The requirement for standby emergency electricity generators shall only apply to multifamily dwellings that exceed two floors above grade or that contain more than twelve (12) dwelling units in a single structure.

2.6 The Planning Board shall adopt provisions in the Site Plan Review Regulations to implement the requirements for standby generators and shall be authorized to approve the design, installation, and provisions for maintenance of generation systems. The Board shall be authorized to grant Waivers from the herein requirements through the Site Plan Review Application process.