

Draft zoning amendment – Base Elevation, for public hearing on September 10, 2019

Markup version showing proposed changes:

6.2.10 Height

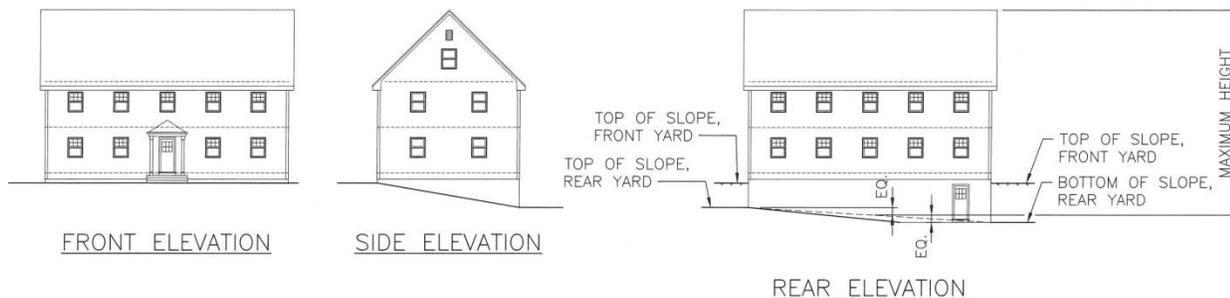
In all Districts, the building height shall not exceed the dimensions noted in table II Dimensional Regulations.

In all Districts, except Residential Districts, the height of a building shall be measured as the vertical distance from the average ground level around the perimeter of a building to either the top of the highest ridge in the case of a pitched roof, or the highest point of the exterior in the case of a flat roof.

In the Residential Districts, the height of a building shall be measured as the vertical distance from the base elevation to the top of the highest ridge in the case of a pitched roof or the highest point of the exterior in the case of a flat roof.

Chimneys, spires, towers, ventilators, skylights, tanks, antennae and other projections not used for human occupancy or storage may extend not more than 8 feet above the height limits herein fixed.

FIGURE 3A



6.2.10.1 Base Elevation

The intent of establishing a base elevation on residential lots is to remove the incentive to create layered “plateaus” that significantly raise the ground level at the structure’s foundation.

The base elevation is the average elevation of the ground between where the two corners of the lowest foundation wall of a building meet the ground. The base elevation shall be determined prior to disturbing the original ground which includes, but is not limited to, demolition of existing building, excavation for new building, clearing and grubbing, cutting and filling and general grading of the land. The base elevation shall be certified by a registered land surveyor and shown on a certified plot plan to be verified by the Building Inspector prior to commencement of work on the property.

In Residential Districts, **with the approval of the Building Inspector**, the base elevation may be adjusted **to an elevation not more than two (2) feet higher than the existing base elevation at the building foundation location** ~~if the ground is altered~~ to facilitate proper storm water drainage around and/or away from the building, **or for issues related to soils or topography**; ~~however, the base~~

elevation may not be raised more than (2) two feet at the building foundation location **the height of the building will be calculated from the new adjusted base elevation.** A Special Permit allowing more than **the two (2) foot (2) two-foot** adjustment to the base elevation noted above may be granted by the Zoning Board of Appeals if the Board finds that literal application of this requirement would be unreasonable ~~because~~ **for reasons of drainage, soils or topography and that such relief is in harmony with the purpose and intent of this Bylaw and will not be substantially more detrimental or injurious to the neighborhood** ~~the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.~~

Proposed version with the changes incorporated:

6.2.10 Height

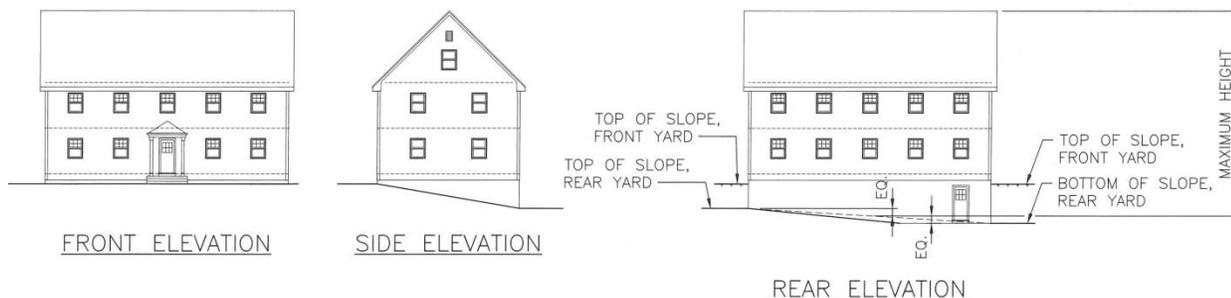
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In Residential Districts, with the approval of the Building Inspector, the base elevation may be adjusted to an elevation not more than two (2) feet higher than the existing base elevation at the building foundation location to facilitate proper storm water drainage around and/or away from the building, or for issues related to soils or topography; the height of the building will be calculated from the new adjusted base elevation. A Special Permit allowing more than the two (2) foot adjustment to the base elevation noted above may be granted by the Zoning Board of Appeals if the Board finds that literal application of this requirement would be unreasonable for reasons of drainage, soils or topography and that such relief is in harmony with the purpose and intent of this Bylaw and will not be substantially more detrimental or injurious to the neighborhood.