Overview of Draft Amendments to the Basic Land Use Ordinance
Dealing with Property Line Setbacks for Workforce Housing

The Basic Land Use Ordinance establishes setbacks for structures. These setbacks relate to the minimum distance from the travel way of adjacent roads and from all property lines. When the ordinance was amended to add provisions dealing with “workforce housing”, the new provisions included standards for “side yard setbacks” or the setback from side property lines. However, the ordinance does not define what a side yard setback is or how it is measured. To avoid confusion in the application of the ordinance and to make the setback provisions for workforce housing consistent with the terminology used in the rest of the Basic Land Use Ordinance and other town ordinances, the Planning Board has prepared the attached draft amendment. This amendment will remove references to “side yard setback” and replace them with setbacks from the property line on the side of the dwelling.

Draft Amendment to the Basic Land Use Ordinance
Dealing with Property Line Setbacks for Workforce Housing

Proposed additions to the ordinance are underlined; proposed deletions are struck out.

Amend Section 11.18.2.1 of the Basic Land Use Ordinance to read;

1. **Property Line Sideyard Setback**
   If there is a predominate pattern of development in the immediate neighborhood with respect to the relationship of the principal structure to the property lines to the side of the structure side yards as determined by the CEO, the Workforce Housing Unit must be located on the lot so that it has a similar relationship to the side property lines yards as other neighboring principal structures on the same side of the road. If this requires the Workforce Housing Unit to be closer to the property side yard lot line(s) to the side of the structure than the required property line side yard setback, the Workforce Housing Unit may encroach into the side setback area(s) and no variance is required.