

APPROVED NEW REGULATIONS

Public Hearing October 17, 2020, Special Meeting October 30, 2020

NONCONFORMING STRUCTURES AND LOTS

DELETIONS IN [BRACKETS AND UNDERLINED] / ADDITIONS IN *ITALICS AND BOLD*

length of the structure and does not extend into the front or rear yard setbacks.

c. NONE OF THE FOREGOING ADDITIONS, EXTENSIONS, OR CONVERSIONS SHALL:

- 1. *Extend beyond the perimeters of the existing buildings except as noted in #4 or #5 above.***
- 2. *Exceed the vertical projection limits specified elsewhere in these regulations.***
- 3. *Alter the single-family status of the dwellings.***
- 4. *Result in a separation of less than 15 feet from the sidewalls of any other dwelling.***
- 5. *Result in the nonconformity being constructed no closer than five feet from the property line.***
- 6. *Result in construction that exceeds the coverage limit thirty-five (35) percent of all structures on the property.***

d. *Nothing shall prevent the construction of additions to single family detached residential dwellings provided that the following conditions are met:*

- 1. *No lot within the scope of these provisions may contain more than one dwelling.***
- 2. *The dwellings are used solely as private residences, except for approved "Home Occupations" and the proposed additions shall likewise be designed for such use. (For purposes of this regulation, single-story, accessory attached and detached garages shall be considered residential additions.)***

e. *All application for construction under this section will require an A-2 survey to demonstrate the exact location of the existing structure, the proposed addition(s), and the location of the closest neighboring structure(s).*

FILED

Nov 5 2020 AT 8 AM/PM
Brooke Thomas ATC
EAST LYME TOWN CLERK

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13. NONCONFORMING LOTS (NOTE – EXISTING SIDE YARD IS 15 FEET)

Lots 79 feet or less in width: In the case of any lot 79 feet or less in width, the minimum combined width of both side yards and the minimum width of the narrowest side yard shall be respectively as follows;

<i>LOT WIDTH</i>	<i>COMBINED WIDTH OF SIDE YARDS</i>	<i>MINIMUM WIDTH OF NARROWEST SIDE YARD</i>
<i>UNDER 40 feet</i>	<i>16 feet</i>	<i>8 feet</i>
<i>40 feet to 49 feet</i>	<i>18 feet</i>	<i>9 feet</i>
<i>50 feet to 59 feet</i>	<i>20 feet</i>	<i>10 feet</i>
<i>60 feet to 69 feet</i>	<i>24 feet</i>	<i>12 feet</i>
<i>70 feet to 79 feet</i>	<i>28 feet</i>	<i>14 feet</i>

Note – The side yard is measured at the proposed construction area and not the front property line.

13. Landings and Stairs Within the Setback Areas REMOVE FROM SECTION V – 3 AND ADD TO NON-CONFORMING SECTION, MODIFY AS NOTED BELOW TO COMPLY WITH ADA REQUIREMENTS.

Exterior landings and stairways to exterior doors which are constructed within the setback areas as defined in this section shall be consistent with the following requirements, and no further deviation from such setback areas shall be permitted unless expressly authorized by a variance granted by the Zoning Board of Appeals:

- a. Landings *in the setback area* shall not exceed the dimensions of four [(4) feet by four (4) feet] *six (6) feet by six (6) feet*.
- b. Stairways *and landings* shall not extend into a side or rear setback area [more than three (3) feet] *less than five (5) feet* from the property line, nor into a front setback area [more than six (6) feet] *less than five (5) feet from the property line*.