

TOWN OF DURHAM

Planning and Zoning Subcommittee
P.O. Box 428
Durham, Connecticut 06422

MINUTES OF JUNE 16, 2009 MEETING

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m. in the Durham Public Library, lower level meeting room.

Present

Members: Michael Geremia
Town Planner: Geoffrey Colegrove

2. Approval of Agenda

The agenda for the June 16, 2009 subcommittee meeting was approved as presented.
Motion carried unanimously.

3. Draft Revisions to the Zoning Regulations for Sections regarding Building, Yards, (Front, Side, Rear), Clearance and Height

Proposed regulations were finalized.(see attached) and will be presented to the Planning and Zoning Commission at it's June 17th meeting

4. Miscellaneous

These were no items at this time.

5. Adjournment

The meeting was adjourned at 8:55 p.m. Motion carried unanimously.

Respectfully submitted,

Judith E. Snyder

6/16/09

**PROPOSED ZONING TEXT AMENDMENTS
TO THE DURHAM ZONING REGULATIONS**

Delete = ~~Strikethrough~~

Additions = *Italics underline*

05.02. Clearance and Height

05.02.01.

In addition to stipulations in Section 04., each dwelling erected shall have:

(A) Schedule of Height and Yard Requirements

	<u>Main Street Residential</u>	<u>Farm Residential*</u>
Minimum Front Yard	25'	50'
Minimum Side Yard*	15' <i>10'</i>	25'
Minimum Rear Yard	25'	40' <i>25'</i>
Maximum Height	2 1/2 Stories or 35'	2 1/2 Stories or 35'
Maximum Lot Coverage	20.0%	12.0%
Setback from Water Courses and wetlands <i>(D)</i>	50'	50'

* All dwellings in subdivision or building lots *less than two acres (87,120 square feet)* approved *created* prior to the effective date *July 2009* of ~~this amendment~~ shall maintain side yards with a minimum aggregate width of 25' and the minimum width of one side yard shall be 10'.

(B) Corner lots shall maintain front yard requirements for each street, *and minimum side yards for all other yards.*

(C) Through lots shall maintain front yard requirements for both street frontages.

(D) A minimum set back of 50' is required for all buildings from a water course, but not including accessory buildings.

(E) Divisions of land not requiring subdivision approval shall meet the provisions of 02.12.01. - "Lot Area -- Minimum Rectangle".

05.03. Accessory Buildings, Structures and Uses in Residential Districts

05.03.01.

Accessory buildings, structures and uses in a Residential District shall maintain front, side and rear yard requirements for the district.

05.03.02.

No ~~accessory~~ building or structure shall exceed 35 feet in height.—~~Accessory buildings or structures constructed in subdivisions or on building lots where the aggregate side yard total can be reduced to 25 feet and the minimum width of one side yard reduced to 10 feet, shall not exceed 15 feet in height if the building or structure is constructed less than 25 feet from the side property line.~~ *Building or structure height shall be based on 1.5 feet of height for every one foot of setback, providing no building or structure shall exceed 35 feet in height.*

05.03.03.

A building or structure attached to the principal building by a covered passageway, or by having a wall or a part of a wall in common with the building or structure shall be considered an integral part of the principal structure and not an accessory building or structure.