

PROPOSED ZONING AMENDMENT  
DRAFT ONLY

(HOW IT WOULD LOOK)

FOR DISCUSSION AT THE DEC 15, 2015  
PLANNING BOARD MEETING

Proposed amendment is to delete the last sentence of # 5 Height Regulations which read, “For Nonconforming Structures located within the first 50 feet from the Normal High Water level in the Shore Land Overlay District, the Height shall not exceed 25 feet in Height above Grade except as provided in Article XVI Shore Land Overlay District, Paragraph K, Building Height.” and include it in Article XX, Nonconforming provisions.

**ARTICLE II**  
**GENERAL PROVISIONS**  
**# 5 Height Regulations**

5. Height Regulation: In all districts, Structures shall not exceed 35 feet in Height above Grade unless a Variance is approved by the Board of Adjustment except as noted to follow. Chimneys in or attached to Dwelling Units may exceed 35 feet in Height as necessary only to comply with state and federal fire codes requirements. The Board of Adjustment may grant a Special Exception for flagpoles, water Towers, chimneys, public utility Structures, and church steeples or radio Towers owned and operated by a federally-licensed amateur radio station operator in all districts. In the Agricultural and Rural Residential District and the Conservation District, the Board of Adjustment may grant a Special Exception for a silo or a windmill. In all districts, a radio Tower owned and operated by a federally-licensed amateur radio station operator up to and including 70 feet in Height is a permitted Use. In all districts, the Board of Adjustment may grant a Special Exception to allow a radio Tower owned and operated by a federally-licensed amateur radio station operator in excess of 70 feet in Height. ~~For Nonconforming Structures located within the first 50 feet from the Normal High Water level in the Shore Land Overlay District, the Height shall not exceed 25 feet in Height above Grade except as provided in Article XVI Shore Land Overlay District, Paragraph K, Building Height.~~