

GRAY STREET CONSTRUCTION ORDINANCE UPDATE

DRAFT MARCH 3, 2010

PROPOSED CHAPTER 402 AMENDMENTS

Street Definition & Back Lot Easement Width

ADDITIONS INDICATED BY UNDERLINE TEXT,
DELETIONS BY ~~STRIKETHROUGH~~

PART 1 – Amend the Gray Zoning Ordinance (chapter 402) by amending the definition of “street” in Section 402.2.2 to read as follows:

Note: Part 1 changes the definition of street to clearly include private as well as public streets.

Street: An existing state, county, or town way; a street ~~dedicated for public use and~~ shown upon a plan duly approved by the Planning Board and recorded in the County Registry of Deeds; or a street ~~dedicated for public use and~~ shown on a plan duly recorded in the County Registry of Deeds prior to the establishment of the Planning Board and the grant to the Planning Board of its power to approve plans. The term "street" shall not include those ways which have been discontinued or abandoned.

PART 2 – Amend the Gray Zoning Ordinance (chapter 402) by amending Section 402.7.5 to read as follows:

Note: Part 2 reduces the width of back lot easements from 60 feet to 50 feet, consistent with changes to the right of way widths for rural streets in the Subdivision Ordinance.

402.7.5 Back Lot Access Easements

Back lots used for single family purposes shall be permitted, provided they meet the following standards:

A. Access Requirements

1. A ~~sixty (60)~~ fifty (50 ft) foot wide access shall be provided for back lots.