

## **Proposed Zoning Amendments for March 2009**

**To specify types of dwelling units that are allowed in Residential and Agricultural, Commercial, Industrial, and Village Residential Districts.**

**To provide exception to height restriction for small wind energy system towers.**

### **Article VI – RESIDENTIAL AND AGRICULTURAL DISTRICT**

6.1.4. No more than one dwelling shall be erected on a lot defined above.

**Amend** by inserting “single family” to read:

6.1.4. No more than one single family dwelling shall be erected on a lot defined above.

6.3. Accessory apartments are permitted by special exception of the board of adjustment only in the Residential-and-Agricultural and the Village Residential districts, provided the following conditions are met.

**Amend** by striking “only” and “and the Village Residential” to read:

6.3. Accessory apartments are permitted by special exception of the board of adjustment in the Residential-and-Agricultural district, provided the following conditions are met.

### **Article VII – COMMERCIAL DISTRICT**

7.1.1. It shall be a district of residences, business enterprise, and activity or undertaking for profit. No other uses than those specified here shall be permitted.

**Amend** by inserting “single family, duplex and multiple family” to read:

7.1.1. It shall be a district of single family, duplex and multiple family residences, business enterprise, and activity or undertaking for profit. No other uses than those specified here shall be permitted.

### **Article VIII – INDUSTRIAL DISTRICT**

8.1.1. Any manufacturing or storage, which is not obnoxious or offensive, is permitted.

**Amend** by inserting “It shall be a district of duplex and multiple family residences, business enterprise, and activity or undertaking for profit” to read:

8.1.1. It shall be a district of duplex and multiple family residences, business enterprise, and activity or undertaking for profit. Any manufacturing or storage, which is not obnoxious or offensive, is permitted. No other uses than those specified here shall be permitted.

### **Article X – VILLAGE RESIDENTIAL DISTRICT**

10.1.1. It shall be a district of residences. No other uses other than those specified here shall be permitted.

**Amend** by inserting “single family, duplex and multiple family” to read:

10.1.1. It shall be a district of single family, duplex and multiple family residences. No other uses other than those specified here shall be permitted.

10.1.5. Single family and duplex residential construction or adaptation only, as permitted on the minimum lot size set forth above.

**Amend** by inserting “multiple-family” to read:

10.1.5. Single family, duplex and multiple-family, residential construction or adaptation only, as permitted on the minimum lot size set forth above.

10.2. Multi-family units are permitted provided:

10.2.1. A further minimum land area of seventeen thousand five hundred (17,500) square feet per family unit be provided.

10.2.2. The setback shall be increased to fifty (50) feet for all buildings from the edge of any public right-of-way.

**Amend by striking 10.2. in its entirety.**

10.3. Accessory apartments are permitted in the Village Residential District provided they meet the conditions under Article 6.3. of the Harrisville Zoning Ordinances.

**Amend** by inserting “6.3.1. through 6.3.9.” to read:

10.3. Accessory apartments are permitted in the Village Residential District provided they meet the conditions under Article 6.3.1. through 6.3.9. of the Harrisville Zoning Ordinances.

## **TOWN OF HARRISVILLE SMALL WIND ENERGY SYSTEMS ORDINANCE Proposed new ordinance**

If enacted, then

### **Article IV – GENERAL PROVISIONS**

4.1.12. No structure shall exceed two and one half stories or thirty-five feet (35) in height as measured from the average finished grade surrounding the building to the highest point of the roof. Silos, farm outbuildings, and barns are excepted as are residential chimneys, and television and radio antennas.

**Amend** by inserting “and small wind energy system towers.” to read:

4.1.12. No structure shall exceed two and one half stories or thirty-five feet (35) in height as measured from the average finished grade surrounding the building to the highest point of the roof. Silos, farm outbuildings, and barns are excepted as are residential chimneys, television and radio antennas, and small wind energy system towers.