

Comparison of proposed zoning rules to the existing (1996) bylaw

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| | Existing District Medium Density Developed District | Proposed Village District |
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| | Existing District Undeveloped Village District | Proposed Village District |
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| | Existing District Medium Density Developed District | Proposed Lower Village District |
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| | Residential | Commercial | Residential & Commercial |
|---------------------------|-------------|------------|--------------------------|
| Lot size min. | 25,000sf | 20,000sf | 10,000sf |
| Road frontage min. | 125ft | 125ft | 50ft |
| Road Side Front Yard min. | 40ft+25ft | 50ft+25ft | 25ft |
| Side / Rear Yard min. | 40ft | 40ft | 10ft |
| Lot Coverage | 10% | 25% | |
| River / Brook min. | | | 25ft |

| | Residential | Commercial | Residential & Commercial |
|---------------------------|-------------|------------|--------------------------|
| Lot size min. | 1 acre | 2 acres | 10,000sf |
| Road frontage min. | 150ft | 150ft | 50ft |
| Road Side Front Yard min. | 40ft +25ft | 50ft +25ft | 25ft |
| Side / Rear Yard min. | 40ft | 50ft | 10ft |
| Lot Coverage | 10% | 25/% | |
| River / Brook min. | | | 25ft |

| | Residential | Commercial | Residential & Commercial |
|---------------------------|-------------|------------|--------------------------|
| Lot size min. | 25,000sf | 20,000sf | 25,000sf |
| Road frontage min. | 125ft | 125ft | 100ft |
| Road Side Front Yard min. | 40ft+25ft | 50ft+25ft | 45ft |
| Side / Rear Yard min. | 40ft | 40ft | 20ft |
| Lot Coverage | 10% | 25% | |
| River / Brook min. | | | 25ft |

This change would mean that:

1. You can build on a smaller size lot.
2. Your lot can have a narrower frontage on the road.
3. You can build closer to your side property lines.
4. You can build closer to your rear property lines.
5. Lot coverage will not be used in the new rules.
6. There is a minimum setback from rivers and streams. (Other regulations may also affect this.)