

Section 310 Lot of Record

Existing language to be deleted is cross out. **Proposed language in bold and underline.**

310.1. Any lot of record may be used for a **one** single family dwelling **as defined by Section 1902, Number 18 (unless the zoning ordinance allows another residential use, e.g., accessory dwelling unit), if it meets** ~~on~~ the following conditions:

310.1.1 The lot is a lot of record.

310.1.2 A numbered approval for construction of a Subsurface Disposal System is obtained from the Department of Environmental Services.

310.1.3 The lot is in compliance with the Freedom Wetlands Ordinance (see Article 4 of this Ordinance) and the 1977 Town Ordinance requiring a 125-foot septic setback from ponds and streams.

310.1.4 A source of water is available on the lot with a protective radius required by the Department of Environmental Services or an off-site water source suitable for a single-family dwelling is available.

310.1.5 If it has an accessory dwelling unit (ADU), the lot meets the ADU requirements of section 904 of the zoning ordinance.

~~310.1.56~~ The total footprint area of all structures on the same lot of record, including porches and decks covered by roofs, shall not exceed 10% of the total area of the lot. Footprint area calculation includes portions of the lot covered by roof overhangs, but excludes pervious structures like decks, stairs to the shore, or other structures that allow water to percolate. Applicant shall provide photographs to the zoning officer and agree to a site visit, so runoff characteristics can be determined.

~~310.1.67~~ The main building and accessory building on a lot of record shall comply with the minimum yard requirements, with the following exception. Lots containing one-half acre or less may locate one accessory building in a required side yard or rear yard (but excluding the rear yard in the Shore Front District) provided the accessory building:

310.1.6.1 Is not closer than 15 feet to the property line; and

310.1.6.2 Does not exceed 100 square feet in area; and

310.1.6.3 Does not exceed 14 feet in height.

The Zoning Officer may issue a permit for the accessory building meeting these standards.