

CITY OF NEWBURYPORT



IN CITY COUNCIL

ORDERED:

Date: June 30, 2008

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED THE CITY OF NEWBURYPORT ZONING ORDINANCE

Be it ordained by the City Council of the City of Newburyport as follows:

Delete Section VI-C: One Residential Structure Per Lot and replace with the following:

Section VI-C: One Residential Structure Per Lot

Not more than one (1) building or structure intended for use as a residential dwelling unit shall be erected, placed or converted to use as such on any lot in a subdivision or elsewhere in the city without a special permit issued by the Planning Board pursuant to X-H.7 and X-H.8. Additionally, the following five criteria must be satisfied:

- (1) The application shall include conceptual by-right development plans, such as a conventional subdivision, to demonstrate to the planning board that more than one residential structure per lot is a reasonable alternative to other allowed developments of the parcel involved.
- (2) A clear public benefit is derived from the proposed development, including but not limited to a long-term restriction involving one or more of the following:
 - a. Creation of affordable housing;
 - b. Preservation of historical structures; and/or
 - c. Conservation of significant natural resources.
- (3) Unless the residential structures are located side-by-side and have the same front yard setback, then one residential structure shall be subordinate to the other dwelling in appearance by meeting either of the following:
 - a. Covering at least 10% less building footprint and built no higher than the existing dwelling; or
 - b. Located entirely within the envelope of an accessory building in existence on the effective date of this ordinance.
- (4) The plan provides adequate ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.
- (5) The proposed residential structures shall comply with all other applicable Zoning Regulations.

A handwritten signature in cursive script, reading "Edward C. Cameron".

Councillor Edward C. Cameron

In City Council June 30, 2008:

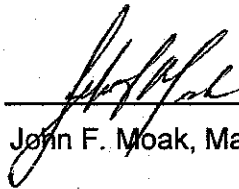
Councillor Cameron motioned to remove from committee seconded by Councillor Jones. So voted on a unanimous voice vote.

Councillor Cameron motioned to approve, seconded by Councillor Earls. Approved on a Roll Call vote, 8 yes, 3 no and ordered published.

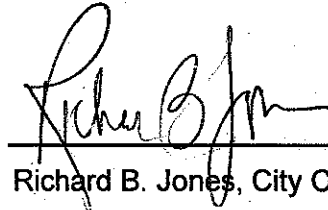
In City Council July 14, 2008:

Councillor Cameron moved to approve seconded by Councillor Connell. Ordinance approved second and final reading on a roll call vote 10 yes, 1 no (Derrivan).

Approve: _____


John F. Moak, Mayor

Attest: _____


Richard B. Jones, City Clerk

Date: _____

7/25/2008