

**SECTION VI - DIMENSIONAL CONTROLS**

**VI-A General Regulations**

Any structure hereafter altered, constructed, erected, placed, or converted for any use in any district shall be located on a lot only in conformance with the minimum requirements listed on the Dimensional Controls Table unless specifically allowed by the Board of Appeals under a variance procedure or unless specifically changed by the General Intensity Regulations in Sections VI-B.

Minimum lot area, street frontage, setbacks, heights, lot coverage, and useable open space shall be as set forth in TABLE 2, Summary of Dimensional Requirements, which is hereby made part of this ordinance.

No lot upon which any building or structure stands in conformance with this ordinance shall be changed for any reason in size or shape so as to violate the provisions of this ordinance.

**VI-B Lot Areas**

- A. The lot or yard areas required for any new building or use may not include any part of a lot that is required by any other building or use to comply with any provisions of this ordinance, nor may these areas include any property of which the ownership has been transferred subsequent to the effective date of this ordinance if such property was a part of the area required for compliance with the dimensional regulations applicable to the lot from which such transfer was made.
- B. Lots shall not be separated or transferred in ownership so as not to comply with the provisions of this ordinance.

**VI-C One Residential Structure per Lot**

Not more than one (1) building or structure designed or available for use for dwelling purposes shall be erected or placed or converted to use as such on any lot in a subdivision or elsewhere in the City without consent of the Planning Board. Such consent may be conditioned upon the provisions of adequate ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.