

ZOA-2013-14-11-01

AN ORDINANCE AMENDING THE TOWN OF BOWERS "ZONING ORDINANCE" TO CREATE A NEW ZONING DISTRICT R-R (RETAIL RESIDENTIAL)

WHEREAS, the Town Council adopted a "Zoning Ordinance" on September 8, 1994; and

WHEREAS, under §17.1 of the Zoning Ordinance, the Town Council may from time to time amend, supplement, change, modify, or repeal the Zoning Ordinance, including the Zoning Map; and

WHEREAS, under §17.1 of the Zoning Ordinance, no such amendment, supplement, change, modification or repeal shall become effective until after a public hearing in relation thereto; and

WHEREAS, under §17.1 of the Zoning Ordinance, no such amendment, supplement, change, modification or repeal shall become effective until after a public hearing in relation thereto; and

WHEREAS, a duly noticed public hearing was held on November 14, 2013 to hear public comments on the rezoning;

BE IT HEREBY ENACTED by the Town Council of the Town of Bowers, a majority thereof concurring in Council duly met, that the Zoning Ordinance of the Town of Bowers be and hereby is amended to establish a new zoning district "R-R Residential Retail" by adopting the document attached as Exhibit A as an amendment for to the Town Zoning Ordinance inclusion in said Ordinance as §22.

SYNOPSIS

This ordinance amends the Zoning Ordinance of the Town of Bowers to create a new Zoning District "R-R Residential Retail"

This shall certify that this is a true and correct copy of the ordinance duly adopted by the Town Council of the Town of Bowers at a duly-noticed and convened meeting at which a quorum was present on November 14, 2013.

So Certifies:

Attest: Shirley A. Pennington
Town Secretary

[Signature]
Mayor

This shall certify that the title and synopsis of the foregoing ordinance was posted in the Agenda for the November 14, 2013 Town Council meeting, and was posted beforehand at

3241 Main Street and 33087 Main Street in the Town of Bowers on October 28, 2013.

So Certifies:

November 14, 2013
Date

Shirley A. Pennington
Town Secretary

ZOA-2013-14-11-01 Exhibit A

22. R-R-Retail Residential

22.1. The purpose of this district is to provide for a variety of light commercial and retail uses which are consistent with the Town's essential character as primarily residential fishing village and seasonal resort/recreational community and which will serve the immediate needs of the community, giving due recognition to the major commercial establishments and business communities in the nearby cities of Milford and Dover.

22.2. Uses Permitted

22.2.1. Any use permitted in the R-2 district.

22.2.2. Apartments or Dwelling Units as an adjunct to retail space limited to four apartments or two dwelling units per structure

22.2.3. Retail convenience store, including sales of groceries; sales of boat parts, and accessories; bait and tackle shops; recreational equipment rentals

22.2.4. Sandwich shop, Cafe, Luncheonette

22.2.5. Retail clothing, souvenir, and accessory shops

22.2.6. Retail produce, meat, poultry, and/or fish

22.3. Accessory Uses-The following are permitted provided they are subordinate and accessory to the principal building or use on the same lot and incidental thereto:

22.3.1. Fences subject to §4.6 of this ordinance

22.3.2. Decks

22.3.3. Signs as permitted in §13 of this ordinance

22.4. Lot Frontage, Area, and Coverage

22.4.1. Lot Frontage

22.4.1.1. Street frontage shall be seventy-five (75') subject to the provisions of §4.9

22.4.1.2. Retail Uses

22.4.1.2.1. Front Yard-There shall be a front yard setback from each street of not less than fifteen feet (15'); The front yard setback shall be measured from the right-of-way line(s) of the street(s) abutting each lot.

22.4.1.2.2. Side Yards-There shall be two (2) side yards on each lot, each of which shall not be less than eight (8') feet.

22.4.1.2.3. Rear Yards-There shall be a rear yard on each lot which shall not be less than fifteen (15') feet.

22.4.1.2.4. Lot Coverage-The Maximum permitted lot coverage shall be 60%

22.4.1.3. Residential uses conforming to those permitted in R-2

22.4.1.3.1. Front Yard-There shall be a front yard setback from each street on which the lot abuts of not less than twenty (20)', provided however that the long side on a corner lot may be reduced to a depth of not less than ten (10') feet. The front yard setback shall be measured from the right-of-way line of the street(s) abutting each lot.

22.4.1.3.2. Side Yard-There shall be two (2) side yards on each lot, each of which shall not be less than eight (8') feet.

22.4.1.3.3. Rear Yard-There shall be a rear yard on each lot which shall not be less than fifteen (15') feet.

22.4.1.3.4. Lot Coverage-The Maximum permitted lot coverage shall be 40%

22.4.2. Height limitations shall be the same as those in the R-2 District

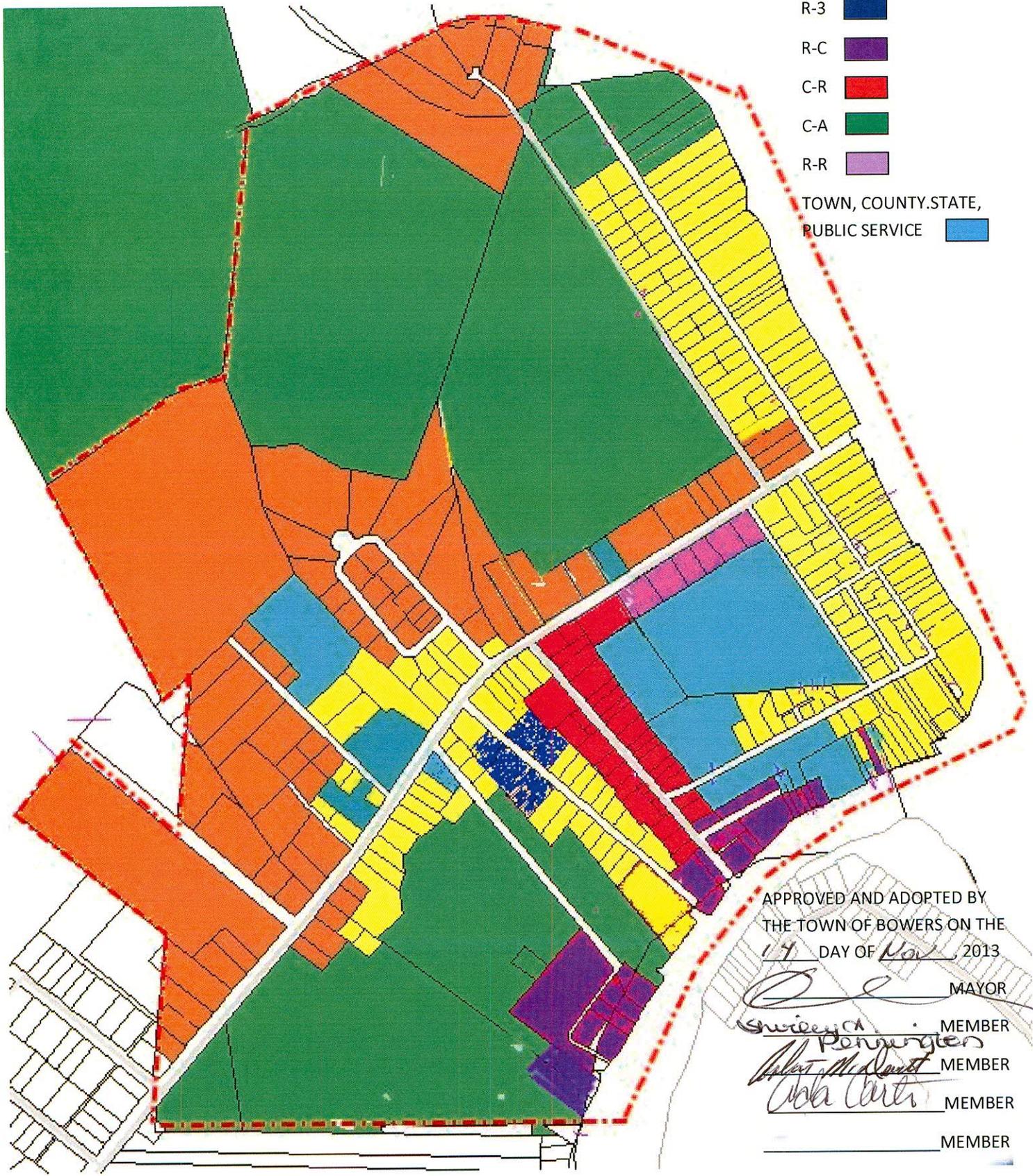
22.5. Board of Adjustment Approval

22.5.1. All Proposed New Structures, any portion of which is intended for retail use, must be approved by the Board of Adjustment to ensure architectural consistencies with the Town's essential character as a residential fishing village and seasonal resort/recreational community and to ensure uses which will serve the immediate needs of the community.

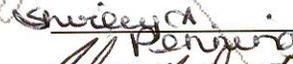
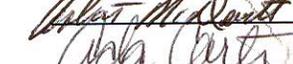
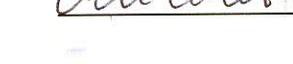
22.5.2. The Board of Adjustment shall be the sole determiner as to stated consistencies.

TOWN OF BOWERS ZONING MAP-11-14-13

- R-1 
- R-2 
- R-3 
- R-C 
- C-R 
- C-A 
- R-R 
- TOWN, COUNTY, STATE,
PUBLIC SERVICE 



APPROVED AND ADOPTED BY
THE TOWN OF BOWERS ON THE
17 DAY OF Nov, 2013

 MAYOR
 MEMBER
 MEMBER
 MEMBER

MEMBER