

BIG PICTURE CHANGES

1. Re-organized regulations to put related provisions together to help make them “user-friendly”

SECTION 1 REGULATORY BASICS

1. Updated and clarified text related to authority, purposes, zoning map, application of regulations, enforcement, and other basic regulatory provisions

SECTION 2 WORDS AND TERMS

1. Comprehensively reviewed and updated definitions
2. Moved “regulations” out of definitions
3. Grouped related terms together to better explain zoning concepts
4. Added graphics to help illustrate zoning concepts

April 2019 - Revised Draft Section 2.2
WORDS AND TERMS
DEFINITIONS

BUFFER - See “Landscaping-Related Terms.”

BUFFER AREA - See “Landscaping-Related Terms.”

BUILDABLE AREA - The area of a parcel of land excluding inland wetlands, watercourses, one-hundred-year floodplain, or slopes in excess of twenty-five percent (25%).

BUILDING - Any structure having a roof, supported by columns or walls, and intended for the shelter, housing or enclosure of persons, animals or materials. The word “building” shall also refer to any modification, addition or alteration to an existing building.

BUILDING COVERAGE - See “Lot Coverage” in “Lot-Related Terms.”

BUILDING HEIGHT - The vertical distance from the average finished grade around the foundation to:

- the highest point of the roof or parapet for a dome, flat, mansard, shed, or A-frame roof,
- the midpoint between the peak and eave for a gable, hip, gambrel, or salt box roof.

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April 2019 - Revised Draft Section 2.2
WORDS AND TERMS
DEFINITIONS

PERSONAL KENNEL - See “Kennel-Related Terms.”

PLANNING COMMISSION - The Planning Commission of the Town of Somers.

Principal and Accessory

BUILDING, PRINCIPAL - A building in which is conducted the primary or principal use of the lot on which said building is situated.

USE, PRINCIPAL - The primary purpose for which land, water or a building or structure is designed, arranged or intended or for which it is or may be occupied or maintained.

Principal Use (Residential)

Principal Building (Dwelling)

ACCESSORY BUILDING OR STRUCTURE - A supplemental building or structure, the use of which is subordinate or incidental to that of the principal building or structure and which is located on the same lot or a contiguous lot under the same ownership.

ACCESSORY USE - A use of land, or of all or a portion of a building or structure, which is subordinate or incidental to the principal use of the land, building or structure and which is located on the same lot as the principal use or on a contiguous lot under the same ownership.

Accessory Use (Vehicle Parking)

Accessory Building (Detached Garage)

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Summary of Major Changes

SECTION 3 RESIDENCE DISTRICTS

1. Created a new “Residence B” zone so that smaller lots in Somers Center and Somersville Center might become conforming and not need variances (added a density limitation so they could not be subdivided).
2. Created use tables to show what is allowed in each district and how it is approved
3. Seeking to clarify provisions for:
 - a. parking of commercial vehicles and unregistered vehicles
 - b. home occupations
4. Added standards for density and tied to “buildable area.”
5. Added provisions related to accessory apartments
6. Made extension revisions to open space subdivision (whole new approach)
7. Added provisions for adaptive re-use of buildings on State highways for low intensity office / institutional use

SECTION 4 BUSINESS / INDUSTRIAL DISTRICTS

1. Created a new “Village Business” zone in Somers Center and Somersville Center and designated as a “village district.” (residential houses were exempted)
2. Created a new “Planned Amusement / Recreation” zone on Route 190 which will require a Master Plan for physical improvements and an annual statement / calendar of operations for special events above and beyond normal activities.
3. Created use tables to show what is allowed in each district and how it is approved
4. Added a provision related to outdoor dining

SECTION 5 SPECIAL DISTRICTS

1. Updated the Floodplain Overlay District to reflect recent changes in the National Flood Insurance Program and the Building Code
2. Maintained Planned Development District – no substantive changes

SECTION 6 USE-RELATED PROVISIONS

1. Grouped provisions related to certain uses in this Section

SECTION 7 STANDARDS

1. Updated and clarified the sign regulations
2. Updated and clarified the parking regulations
3. Updated lighting regulations and addressed LED light
4. Updated landscaping regulations
5. Updated stormwater management regulations
6. Updated soil erosion control regulations)
7. Added provisions related to access management
8. Added provisions related to pedestrian improvement

SECTION 8 SPECIAL PROVISIONS

1. Grouped text related to possible dimensional exceptions
2. Clarified and reorganized text related to non-conforming situations
3. Added provisions related to telecommunications facilities
4. Added provisions related to earth removal and filling

SECTION 9 PROCEDURES

1. Comprehensively re-organized entire section to reflect statutes
2. Added sub-sections to avoid repetition of requirements
3. Revised Special Permit criteria

APPENDIX

1. Looking to add checklists summarizing materials required for a complete application

ZONING MAP

1. Established Residence B zone in Somers Center and Somersville Center
2. Established a Village Business in in Somers Center and Somersville Center
3. Created a new “Planned Amusement / Recreation” zone on Route 190
4. Expanded Industrial District in areas where it might be desirable

Possible Future Zoning Map

