VARIOUS ZONING BY-LAW AMENDMENTS

ARTICLE 47 To see if the Town will vote to amend the Code of the Town of Harwich, Chapter 325 Zoning by striking out language and by adding bold and underlined language as set forth below and to act fully thereon. By request of the Building Commissioner and Planning Board.

(A) CONSTRUCTION SIGNS

325-29 Additional requirements for specific signage.

**G.** *[NEW]* **Construction Signs. One (1) temporary wall or ground sign not more than eight (8) square feet indicating the construction, remodeling or rebuilding of a certain structure for a permitted use shall be allowed on the parcel on which the structure is located with written permission of the property owner. The sign shall not be illuminated and shall be removed immediately upon final inspection.**

(B) TWO-FAMILY DWELLINGS IN THE CH-1 DISTRICT

325-7 C. Existing lots in a CH-1 District which complied at the time of layout with applicable provisions of zoning bylaws, if any, may be used for single-family residential purposes as set forth above and may be used for *[NEW]* **two-family residential purposes and**nonresidential purposes as established in the Table of Use Regulations provided that:

1. Said lots have 100 feet of frontage and 10,000 square feet of area;
2. The buildings to be located thereon are set back at least 10 feet from side and rear lot lines and at least 25 feet from street lot lines and the buildings to be constructed on said lot will not exceed the maximum site coverage restrictions of the zoning bylaw in effect when the lot was created or, if no such restrictions applied, coverage of buildings shall not exceed 35% of said lot for lots between 10,000 square feet and 15,000 square feet and 25% for lots over 15,000 square feet;
3. Said lots are buildable under other applicable provisions of the lot …

Table 2 Area Regulations

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| District | Use | Lot Area | Lot Frontage | Front | Side | Rear |
| CH-1 | Single-family dwelling | 40,000 | 150 | 25 | 20 | 20 |
|  | *[NEW]* **Two-family dwelling** | **40,000** | **150** | **25** | **20** | **20** |
|  | Any other permitted use | 20,000 | 100 | 25 | 10 | 10 |