

Mansfield Planning and Zoning Commission Proposed Zoning Regulation Amendments

Date: October 3, 2012

Deletions are shown in ~~strike through~~; additions are underlined.

Topic	Purpose	Proposed Changes		
		Article Number	Section Number	Proposed Change
Nonconformities				
Additions to Non-Conforming Structures	The proposed changes would allow certain additions to non-conforming structures without ZBA special exception provided such addition meets certain locational conditions.	IX	C(2)(b)	<p>Expansions/Alterations – Non-conforming buildings, structures or site improvements, with the specific exception of non-conforming signs, that are associated with a conforming use may be expanded or altered in dimension, provided:</p> <p>a. All applicable dimensional requirements of these regulations are met for the expanded or altered portion of the building, structure or site improvement, ; or <u>alternatively,</u></p> <p><u>b. The expanded or enlarged portion of the building, structure or site improvement does not extend further into the required side or rear yards; is not closer to the front lot line, and is no greater in height than the existing building or structure; or</u></p> <p><u>c.</u> Special exception approval is granted by the Zoning Board of Appeals for expanded or altered portions of the building, structure or site improvement not meeting applicable dimensional requirements <u>or the exceptions noted above in subsections (a) and (b).</u> In reviewing a request for a special exception under this section, the Zoning Board of Appeals shall determine that the proposed expansion of the non-conforming building, structure or site improvement will not adversely affect the character of or property values of neighboring properties or adversely affect the general health, welfare or safety of the Town.</p> <p>b.d. <u>As applicable, the requirements of Article X, Section J.2 (Historic Village Areas) and Article X, Section E (Flood Hazard Zones) shall be met.</u></p>

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				NOTE: In situations where the “non-conformity” of the existing building, structure or site improvement was created by an action of the Zoning Board of Appeals through the granting of a variance, any additional expansion/alteration which will result in further increasing the degree of non-conformity shall require additional Variance approval from the Zoning Board of Appeals, pursuant to the provisions of Article XI, Section G.1.c, and shall not be considered as a special exception under Section 2.b (above).
Signs				
Special Event Signs	Current regulations allow 3 off-site directional signs for public, charitable or religious events held in Mansfield. Most of the signs used are not directional in nature. The proposed change would remove the word ‘directional’ to allow up to three off-site signs to advertise the event.	X	C(4)(h)(2)	Amend as follows: Special Event Signs for public, charitable, educational or religious events. One non-illuminated sign not exceeding thirty-two (32) square feet in area, for public, charitable, educational or religious events, provided the sign is posted at the site of the event no sooner than fourteen (14) days prior to the event and provided the sign is removed at the close of the event. In addition, up to three (3) offsite directional -signs, provided each of said signs does not exceed five-eight (58) square feet in area and provided the signs are posted and removed as per the aforementioned time requirements.
Event/Program Registration Signs	Signs advertising registration for events/programs/leagues are currently prohibited. Proposed regulations would allow such signs for a limited time period.	X	C(4)(h)	Add new sub section 6: <u>Program Registration Signs – A maximum of one (1) non-illuminated sign not to exceed eight (8) square feet may be displayed to advertise registration for an upcoming program/event. Signs shall not be placed in the public right-of-way and shall be limited to one sign per property. Signs shall be posted no sooner than fourteen (14) days before the beginning of program registration and must be removed within seven (7) days of the close of registration. In no case may such sign be displayed longer than sixty (60) days.</u>

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Gasoline Pricing Signs	Gasoline pricing signs are currently limited to a maximum size of 3 feet by 4 feet, which limits design flexibility. For example, a 2 foot by 6 foot pricing sign would not be permitted even though it contains the same total area as a 3 foot by 5 foot sign. The proposed change would designate a maximum sign size in terms of square feet, thereby providing additional design flexibility	X	C(6)(a)	Amend as follows: Gasoline Service Stations: In addition to the one freestanding sign that may be authorized for commercial and industrial uses, gasoline service stations may utilize one additional sign with Zoning Permit approval, for price information, provided the dimensions of said sign do not exceed three (3) feet by four (4) feet <u>provided the sign does not exceed twelve (12) square feet</u> . Provided sightline or traffic safety problems are not created, the second sign shall be mounted on the same post as the primary identity sign.
Parking/Access				
Driveway Criteria	Currently, there are no provisions for driveways in the Zoning Regulations. This change would ensure that development of homes on existing lots is subject to the same driveway standards (steep slopes, common driveways, driveway length) as homes in new subdivisions.	X	D(3)	Add new subsection (3) as follows: <u>Residential Driveways. New driveways for construction of one and two-family homes on existing lots shall meet the requirements of Sections 7.9, 7.10.c through 7.10.j and 7.11 of the Mansfield Subdivision Regulations.</u> Renummer existing subsections D(3)-(18) to D(4)-D(19) and correct cross-references.
Required Parking Spaces	In many cases, actual demand for parking is less than current requirements. Until the parking regulations are thoroughly reviewed and changed to better reflect need/demand, the proposed change will allow the commission to reduce the number of required spaces to reduce the amount of excess paving on a site	X	D(5)	Amend the text following the table of required parking spaces as follows: Parking requirements for other uses and activities shall be determined by the Planning and Zoning Commission. Furthermore, the Commission may require additional parking (beyond the standards cited above) whenever a subject use utilizes delivery vehicles <u>or reduce the number of required spaces based on parking demand/actual need</u> .